









Gillfield CloseHigh WycombeHP11 1TS

£400,000

A recently refurbished 2 Double bedroom house situated on a quiet Cul-De-Sac in Cressex. This property has the added benefit of being sold with No Onward Chain.

Description

When entering the property through the front door, you are welcomed into the central hall with the stairs to your left and reception room in front. The kitchen although separate to the reception room, feels open plan with the stylishly herringbone flooring running throughout the ground floor. The large French doors lead out onto a private garden with a spacious newly constructed decked area to enjoy for entertaining. The kitchen boasts an integrated fridge freezer, oven, gas hob, extractor fan, dishwasher and washing machine.

On the first floor, there are two double bedrooms and the family bathroom. The newly laid carpet covers the stairs, landing and both bedrooms.

Further new features include a new consumer unit, a brand-new hot water cylinder along with new radiators throughout, new LED spotlights throughout and new internal doors. The property also benefits from an allocated parking space, garage and a newly block paved front drive with comfortable space for 2 vehicles.

This high-quality home is sold with the added benefit of having no onward chain.

Situation

Gillfield Close is conveniently located within 0.1 miles of J4 of the M40 and A404. There is also a large Waitrose Supermarket, John Lewis, ASDA, TGI Friday's, Costa Coffee, Next, Omniplex Cinema and The Leisure Centre all within walking distance. Also within easy reach is Chepping View Primary School, John Hampden Grammar School, Cressex School and Wycombe High Grammar School.

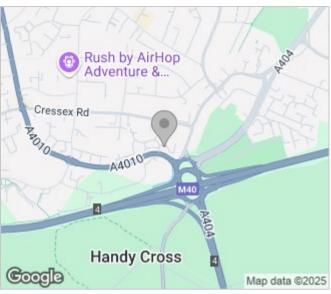






Floor Plans Area Map

Gillfield Close Approx. Total Internal Area 805 Sq Ft - 74.79 Sq M (Including Garage) Approx. Gross Internal Area Of Garage 135 Sq Ft - 12.50 Sq M Principal Bedroom 13'3" x 8'3" 4.04 x 2.51m Bedroom 13'8" x 7'9" 4.17 x 2.36m First Floor Reception/ (335 Sq Ft - 31.12 Sq M) Dining Room 16'9" x 16'6" 5.11 x 5.03m Garden Patio/ Garage 18'9" x 17'6" Garden 16'8" x 8'1" 10'6" x 5'11' 5.71 x 5.33m 34'4" x 17'6" 5.08 x 2.46m 3.20 x 1.80m (approximate) 10.46 x 5.33m (approximate) Ground Floor (470 Sq Ft - 43.66 Sq M) For Illustration Purposes Only - Not To Scale This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD



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