



Limmer Close House, Willow Close, Booker Common, Buckinghamshire, HP12 4QZ

Asking Price | £895,000



## Property Features

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- 5 Bedroom Detached Home
- Situated on a Generous Plot
- Ideal Renovation & Expansion Project STPP
- Multiple Reception Rooms
- En Suite to One of the Bedrooms
- Downstairs Bathroom
- Family Bathroom with Freestanding Bath
- Ample Off Street Parking
- Close to Countryside Walks
- EPC 53 E / Council Tax Band F

## Full Description

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Located in the popular area of Booker, High Wycombe, this extended detached five-bedroom home set on a generous plot offers an exciting opportunity for reconfiguration or expansion subject to planning permission (STPP). With a touch of vision, this property has the potential to become a significant residence tailored to your unique needs.

The property owners are happy to welcome viewings from families but kindly request that developers intending to purchase for non-personal use refrain from enquiring.

The ground floor offers two main entrances, a useful option for a larger family who are considering separate access or perhaps changing the accommodation to include a separate annex. The extensions that have previously been made to the property provide multiple reception rooms, perfect for creating a flexible living and entertaining space. While currently functional, the layout would benefit from reconfiguration to suit contemporary tastes and needs. There is a family bathroom to the downstairs, enhancing convenience for residents and guests.

Upstairs, the property boasts five spacious bedrooms, one of which has the benefit of an en-suite bathroom. There is also a modern family bathroom with freestanding roll top bath.

The property enjoys a substantial plot, offering plenty of outdoor space for gardening, recreation, or potential extensions (STPP). Ample off-street parking is provided at the front of the property, accommodating multiple vehicles with ease.

This property is ideal for families seeking a home with significant potential in a sought-after location.

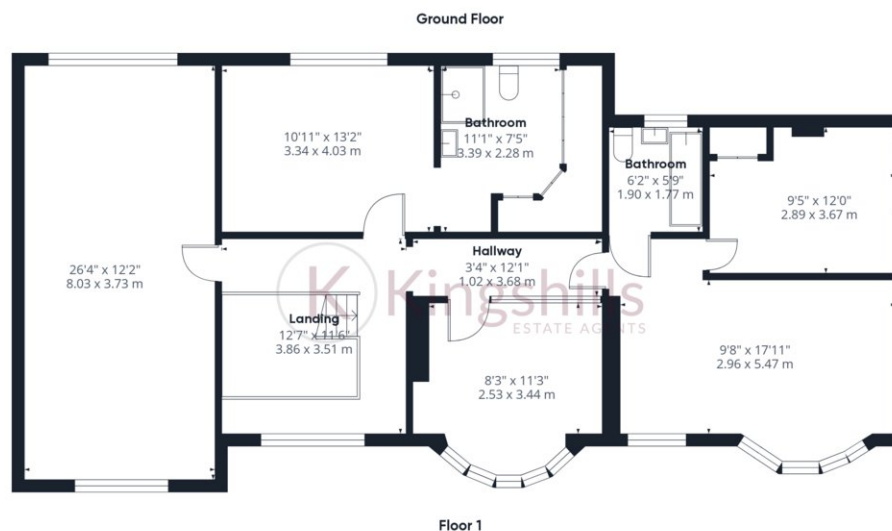
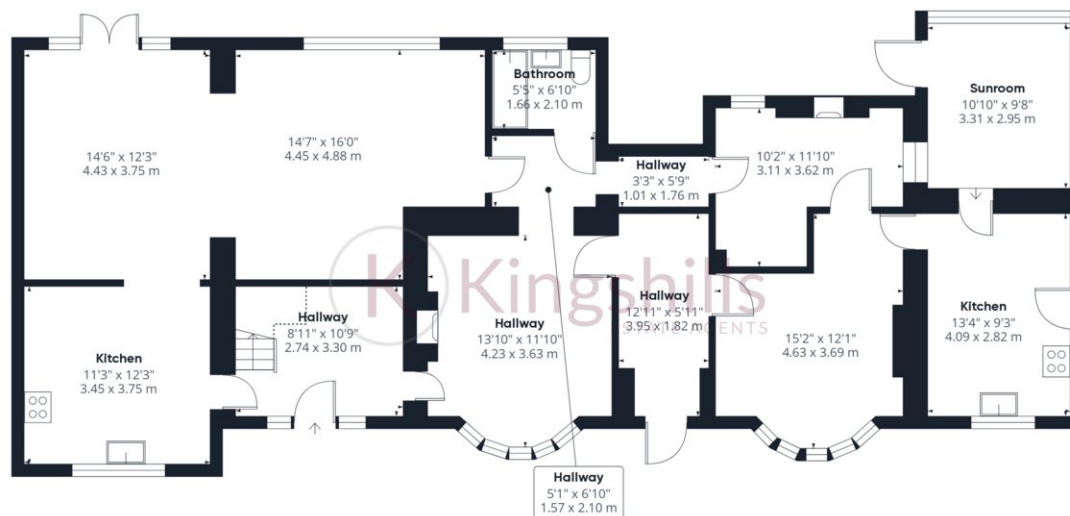
The home is located in a prime position, just a short distance from the excellent shopping, leisure amenities and food options at Cressex. For those who love the outdoors, the property is also close to beautiful open countryside and woodland walks, providing the perfect balance between urban convenience and rural tranquillity.











**Approximate total area<sup>(1)</sup>**

2588.27 ft<sup>2</sup>

240.46 m<sup>2</sup>

**Reduced headroom**

18.01 ft<sup>2</sup>

1.67 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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