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ESTATE AGENTS

82 Daws Hill Lane, High Wycombe, HP11 1PU





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**Guide price £975,000**

Nestled on a generous plot in one of High Wycombe's most popular neighbourhoods, this expansive five-bedroom detached family home exudes charm and comfort.



## Description

Upon entering through the front door, you are greeted by a spacious central hallway that offers a captivating view straight through the dining room to the rear garden. The hallway seamlessly connects to the dual aspect sitting room, a convenient cloakroom, a formal dining room, a well-appointed kitchen, and an additional reception room. The generously proportioned kitchen breakfast room also provides access to a utility room.

Ascending to the first floor reveals five bedrooms, the majority featuring fitted wardrobes, and a family bathroom. The principal bedroom impresses with its spaciousness and boasts a well-appointed ensuite bathroom.

The outdoor space is a highlight of this property, featuring both front and rear gardens. The serene south-west facing rear garden beckons with a sizable patio, ideal for entertaining family and friends, and a vast expanse of lush lawn.



## Situation

Situated in a prime location, residents enjoy easy access to a plethora of leisure and entertainment facilities, including the Marlow Hill sports centre and the Handy Cross multi-screen cinema complex. High Wycombe's new centre, Eden, further enhances the local lifestyle with its array of leisure and shopping amenities, including a 12-screen cinema, a 22-lane bowling alley, various restaurants, and popular high street shops.

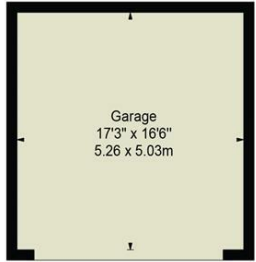
For commuters, the Chiltern Line offers a regular rail service to London Marylebone from High Wycombe station, completing the journey in approximately 25 minutes. Junction 4 of the M40 motorway provides convenient access to London and the M25. The region is renowned for its excellent state and private education options, including prestigious institutions such as The Royal Grammar School, Wycombe High School, John Hampden, Wycombe Abbey, and St Michael's Catholic School.



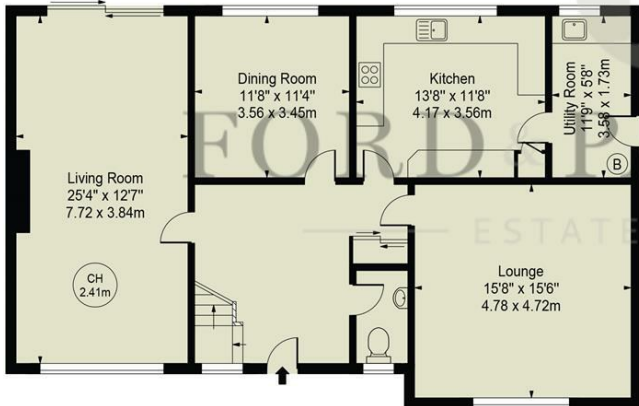
# Floor Plans

## Daws Hill Lane

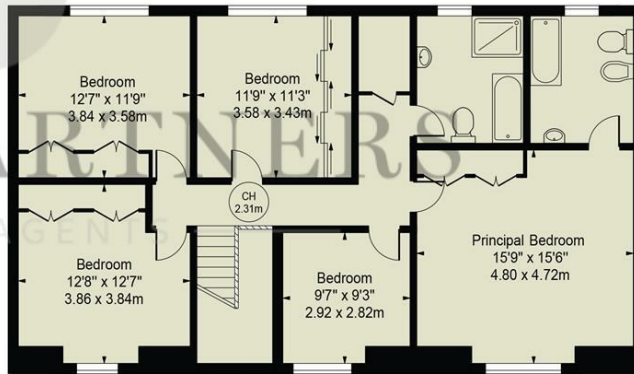
Approx. Gross Internal Area 2275 Sq Ft - 211.35 Sq M  
 (Excluding Garage)  
 Approx. Gross Internal Area Of Garage 285 Sq Ft - 26.46 Sq M



Garage  
(285 Sq Ft - 26.46 Sq M)



Ground Floor  
(1169 Sq Ft - 108.60 Sq M)



First Floor  
(1106 Sq Ft - 102.75 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

# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	