



Offers In Excess Of **£535,000** *Freehold*



Hurst bring to the market this stunningly presented, three bedroom extended detached property that has been extremely well presented by its present owner and offered in excellent condition throughout. This wonderful family home sits at the end of this quiet cul-de-sac located to the south west of High Wycombe on the edge of beautiful countryside and provides superb access to junction 4 of the M40 as well as the added benefit of having planning approved for a double storey extension to the side of the property (see plans in imagery). The accommodation comprises; entrance hall, large L-shaped living room, dining room, modern fitted kitchen/breakfast area, three bedrooms and family bathroom. The property further benefits; driveway parking for two vehicles, garage, utility/storage room/studio room, level and enclosed corner plot rear garden, recently replaced central heating system, UPVC double glazed and a complete rewire of the whole property. An internal viewing is highly recommended.

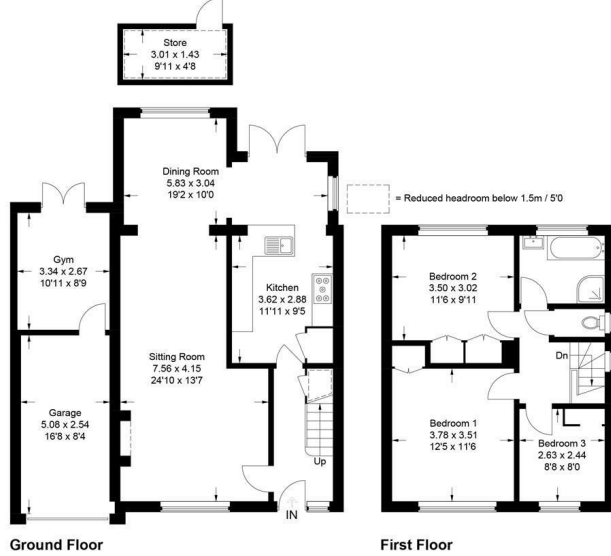
- PLANNING APPROVED
- SUPERB LOCATION
- FANTASTIC CONDITION
- CORNER PLOT GARDENS
- GARAGE AND DRIVEWAY
- HUGE POTENTIAL
- QUIET CUL-DE-SAC
- GAS CENTRAL HEATING
- BACKING WOODLAND
- STUDIO / GYM ROOM



22 Sunters Wood Close, High Wycombe, Bucks, HP12 4DZ

Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

Approximate Gross Internal Area
 Ground Floor = 62.7 sq m / 675 sq ft
 First Floor = 46.4 sq m / 499 sq ft
 Garage / Gym = 22.5 sq m / 242 sq ft
 Store = 4.3 sq m / 46 sq ft
 Total = 135.9 sq m / 1,462 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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