



Estate Agents
Hurst

Limmer Close House, Willow Avenue, High Wycombe, Bucks, HP12 4QZ
Offers In Excess Of £950,000

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Hurst are delighted to offer to the market, this rarely available and heavily extended five bedroom, detached house that would make a perfect family home. The property sits on a large level plot which not only provides a wonderful rear garden but also a deep frontage that could open up to provide further parking if needed. The extensions that have been made over the years have now doubled the size of this home, providing ample reception areas and extremely versatile accommodation throughout, along with it's location which is perfect for those looking to commute with its easy access to junction four of the M40, walking distance of all the local schools and just a short drive of John Lewis, retail outlet and walking distance of Booker Common which offers miles of countryside walks. The accommodation includes; two separate entrance halls, sitting room, family room, dining room, study, fitted kitchen breakfast room, utility room, downstairs shower room, guest cloakroom, conservatory, second kitchen, family bathroom and five bedrooms of which one has an en-suite shower room. The property also benefits from; gas central heating, double glazing, spacious driveway parking for four vehicles and large enclosed rear garden. This really is a superb property and we expect there to be a fair amount of interest and recommend an early viewing. The property is market with no onward chain.



FIVE BEDROOM DETACHED FAMILY HOME
STUNNING AND SOUGHT-AFTER LOCATION
THREE BATHROOMS
LARGE LEVEL PLOT
FIVE RECEPTION ROOMS
TWO KITCHENS
CLOSE TO BOOKER COMMON
EASY ACCESS TO M40 & MARLOW
NO ONWARD CHAIN
EARLY AND INTERNAL VIEWING
RECOMMENDED

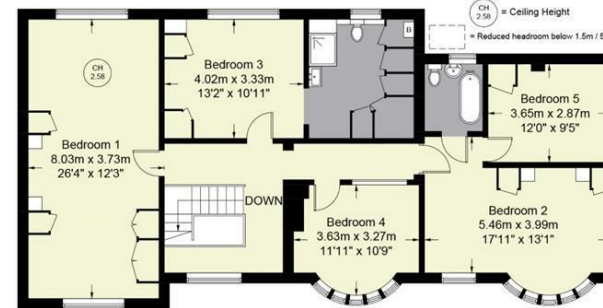




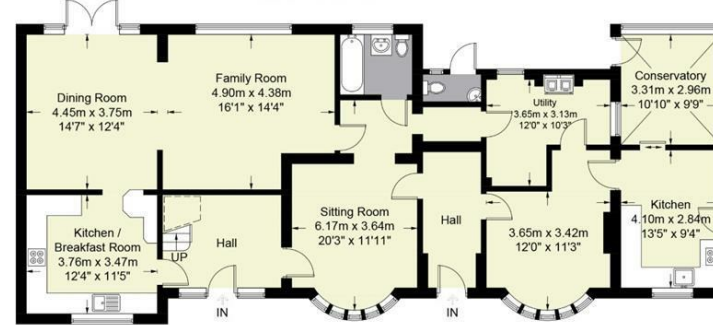


Willow Avenue

Approximate Gross Internal Area
 Ground Floor = 1556 sq ft / 144.6 sq m
 First Floor = 1314 sq ft / 122.1 sq m
 Outside WC = 15 sq ft / 1.4 sq m
 Total = 2885 sq ft / 268.1 sq m



FIRST FLOOR



GROUND FLOOR

Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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