



Estate Agents  
**Hurst**

2 Merlewood Close, High Wycombe, Buckinghamshire, HP11 1QQ  
Offers In Excess Of £760,000

## 2 Merlewood Close, High Wycombe, Buckinghamshire, HP11 1QQ

A four bedroom detached family home with a double length garage and driveway which is located in a secluded position in the extremely sought after Daws Hill area of High Wycombe. The house is conveniently situated, just a short drive from Junction 4 of the M40 and within walking distance of John Hampden Grammar School, Wycombe High School and just a short drive from High Wycombe train station which offers a direct line service to London Marylebone making it perfect for those looking to commute. The property has been well maintained by it's current owners and is in good condition throughout. The accommodation comprises; Entrance porch, reception hall, guest cloakroom, spacious living room, dining room, study, open plan kitchen/breakfast room, four bedrooms, family bathroom and separate shower room. The property also benefits from; gas central heating, UPVC double glazing, driveway parking for several vehicles and enclosed rear garden. This really is a superb family home with a larger than average rear garden and an early viewing is highly recommended.



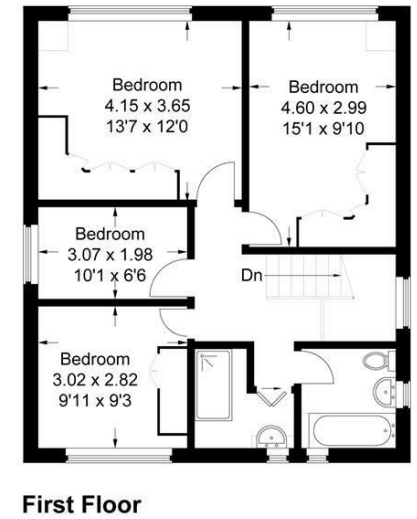
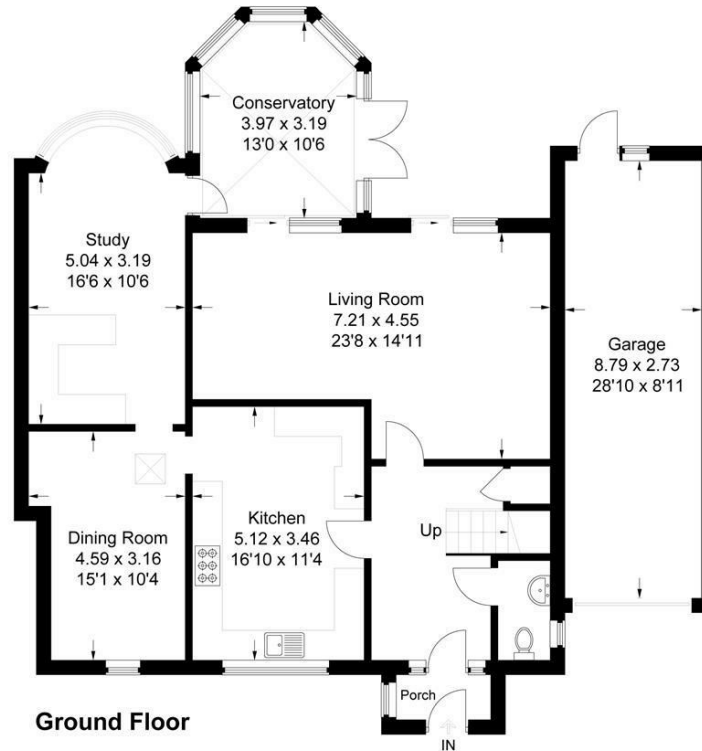
**NEW BOILER WITH 10 YEAR WARRANTY**  
**SECLUDED AND QUIET POSITION**  
**DOUBLE LENGTH GARAGE**  
**FOUR RECEPTION ROOMS**  
**TWO BATHROOMS**  
**SOUGHT AFTER LOCATION**  
**CLOSE TO JUNCTION 4 OF M40**  
**DOUBLE GLAZED**  
**HUGE L-SHAPED LOUNGE**  
**IDEAL FAMILY HOME**







Approximate Gross Internal Area  
 Ground Floor = 110.0 sq m / 1,184 sq ft  
 First Floor = 64.5 sq m / 694 sq ft  
 Garage = 24.5 sq m / 264 sq ft  
 Total = 199.0 sq m / 2,142 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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