



1 Froxfield Way, High Wycombe, Bucks, HP11 1GR

A stunning, four-bedroom detached family home built in 2016 by the highly reputable Berkeley Homes Group that is situated in an enviable position in the Wye Dene Development, which is a walk of High Wycombe's train station. The property is finished to an extremely high specification and is presented in good condition throughout and providing 2,291sq ft. The accommodation comprises entrance hall, guest cloakroom, utility room, modern fitted kitchen/dining/breakfast room with bi-folding doors to rear garden, study, huge square shaped living room with French doors to rear garden, master bedroom with four piece ensuite and dressing area (including built in wardrobes) guest suite with family bathroom, two further double bedrooms and family bathroom. The property further benefits from UPVC double glazing, gas central heating, garage with driveway parking for two vehicles, enclosed and level rear garden and 2 years remaining on NHBC guarantee. Outside the property boasts an enclosed rear garden with patio area, to the front is a lawn with hedgerow and driveway parking with access leading to a spacious garage. The property is ideally situated for access to High Wycombe's town centre, mainline train station (which is just over a mile away), the Eden shopping precinct, numerous restaurants, library and theatre can also be found. An internal inspection is highly recommended to fully appreciate this stunning family home. There is a service charge for this development that is generally paid half in March and half in September, amount to be confirmed. The property is also offered to the market with no onward chain.



FOUR DOUBLE BEDROOM DETACHED HOME
GARAGE & DRIVEWAY PARKING
MASTER & GUEST SUITE BOTH WITH EN-SUITES
THREE BATHROOMS & GUEST CLOAKROOM
LEVEL AND ENCLOSED REAR GARDEN WITH LARGE PATIO
MODERN KITCHEN/DINING ROOM WITH BI-FOLDING DOORS TO REAR GARDEN
STUDY & UTILITY ROOM
GOOD ACCESS TO TOWN CENTRE & TRAIN STATION
NO ONWARD CHAIN
IDEAL FAMILY HOME





Froxfield Way

Approximate Gross Internal Area
 Ground Floor = 841 sq ft / 78.1 sq m
 First Floor = 835 sq ft / 77.6 sq m
 Second Floor = 421 sq ft / 39.1 sq m
 Garage = 194 sq ft / 18.0 sq m
 Total = 2291 sq ft / 212.8 sq m



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.

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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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