



Estate Agents
Hurst

8 Fair Ridge, High Wycombe, Buckinghamshire, HP11 1PL
£625,000

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A bright and spacious four bedroom detached family home offered to the market with NO ONWARD CHAIN and with potential to extend (STPP). The property is situated in a sought after modern development on the Handy Cross side of High Wycombe within close proximity to junction 4 of the M40 and within walking distance to Waitrose, Wycombe Leisure centre and two of the towns most highly regarded grammar schools; Wycombe High & John Hampden. The accommodation comprises: entrance hall, sitting room, dining room, kitchen, utility room, guest cloakroom, integral garage (offering potential to convert into further living accommodation), four bedrooms, en-suite shower room to master and family bathroom. The property further benefits: driveway parking, for three cars, garage, well maintained enclosed rear garden, gas central heating and UPVC double glazing.



NO ONWARD CHAIN
POTENTIAL TO EXTEND (STPP)
GUEST CLOAKROOM
MASTER BEDROOM WITH EN-SUITE
WELL MAINTAINED REAR GARDEN
DRIVEWAY PARKING
GARAGE
UTILITY ROOM
CLOSE TO J.4 OF M40
SHORT WALK OF GRAMMAR SCHOOLS







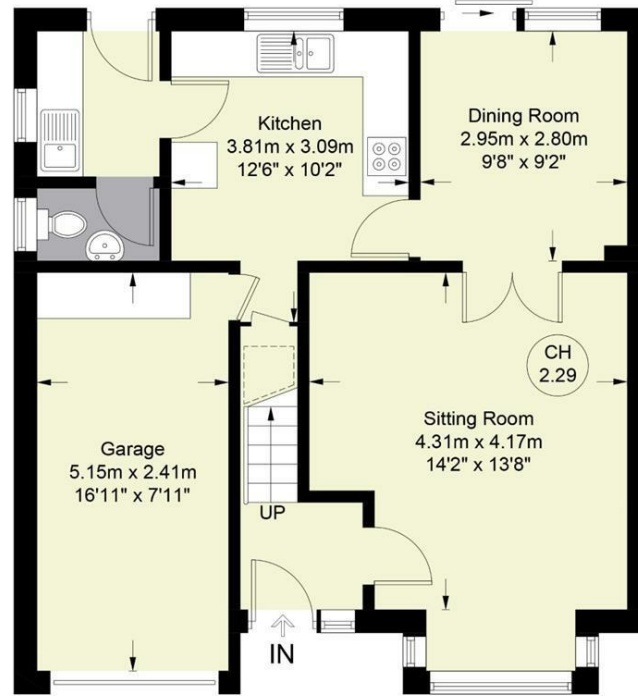
Fair Ridge

Approximate Gross Internal Area (Including Garage)

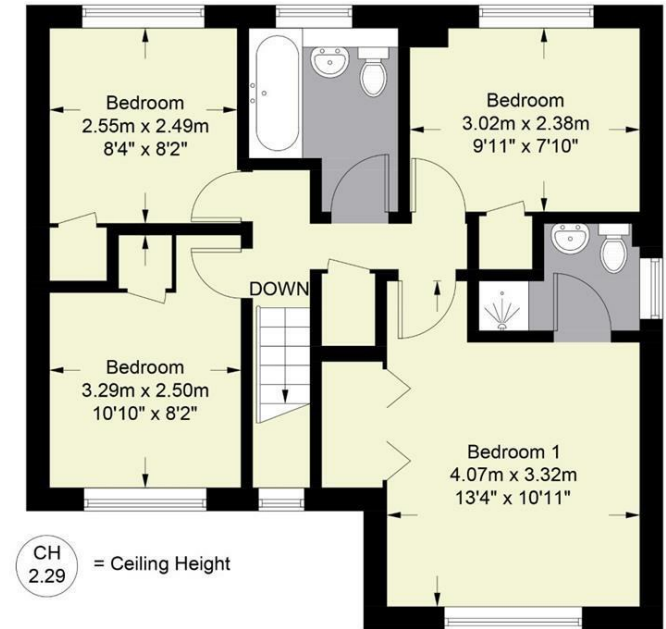
Ground Floor = 668 sq ft / 62.1 sq m

First Floor = 552 sq ft / 51.3 sq m

Total = 1220 sq ft / 113.4 sq m



GROUND FLOOR



CH 2.29 = Ceiling Height

FIRST 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.

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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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