





## 2 Sandsdown Close, High Wycombe, Buckinghamshire, HP12 4FA

A bright and spacious four bedroom detached family home built by Charles Church in 2014 offered to the market in good condition throughout. This stunning property is located in a secluded and tucked away cul-de-sac on the west side of High Wycombe just a stones throw from the National Trust's West Wycombe Park and within close proximity to two of the towns most highly regarded grammar schools - Wycombe High & John Hampden. The accommodation comprises: entrance hall, guest cloakroom, living room, office/family room, large modern fitted kitchen/diner (25'7" x 10'0") with French doors opening out to the garden, utility room (with side door access), excellent size master bedroom with built in wardrobes & en-suite shower room, three further good size bedrooms and family bathroom. The property further benefits: driveway parking for two cars, garage (with front & side access), large enclosed rear garden with decked BBQ seating area, gas central heating (new boiler installed in 2020) and UPVC double glazing. Please note, there is an annual service charge for the development of £700 P.A.



**BRIGHT & SPACIOUS FAMILY HOME**  
**GUEST CLOAKROOM**  
**EN-SUITE SHOWER ROOM TO MASTER**  
**LARGE KITCHEN/DINER (25'7 X 10'0)**  
**UTILITY ROOM**  
**OFFICE/FAMILY ROOM**  
**LIVING ROOM WITH BAY WINDOW**  
**GARAGE & DRIVEWAY FOR TWO CARS**  
**LARGE ENCLOSED REAR GARDEN**  
**CHARLES CHURCH BUILD IN 2014**











## Sandsdown Close

Approximate Gross Internal Area  
 Ground Floor = 640 sq ft / 59.5 sq m  
 First Floor = 625 sq ft / 58.1 sq m  
 Garage = 207 sq ft / 19.2 sq m  
 Total = 1472 sq ft / 136.8 sq m



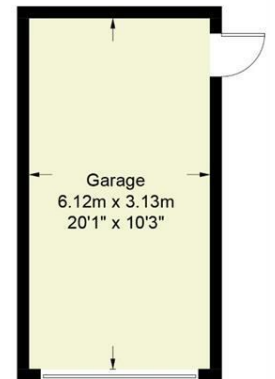
CH 2.36 = Ceiling Height



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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.

**Hursts**  
 Estate Agents

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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