



2 Hollybrook Way, High Wycombe, Buckinghamshire, HP13 7GW

Offered to the market with NO ONWARD CHAIN is this bright and spacious FOUR DOUBLE bedroom detached family home being one of only three individual properties situated in a well kept private CUL-DE-SAC, built in only 2005. The property is located within close proximity to the Royal Grammar School, High Wycombe train station (which connects to London Marylebone in less than thirty minutes) and town centre, making it an ideal location for a family or commuter. The accommodation comprises: entrance hall, guest cloakroom, large living room with French doors opening out to a south facing rear garden, dining room, spacious modern fitted kitchen/breakfast room, integral garage (which could be converted into further living accommodation STPP), four DOUBLE bedrooms (each fitted with built in wardrobes), stunning four piece family bathroom and en-suite shower room to master bedroom. The property further benefits: driveway parking for THREE cars (plus additional visitors parking available in the cul-de-sac), electric car charger point, high-spec kitchen fitted with Neff appliances including two double ovens, plate warmer & wine chiller, SOUTH FACING enclosed rear garden, gas central heating and double glazing.



QUIET CUL-DE-SAC LOCATION
SPACIOUS SOUTH FACING GARDEN
BUILT IN WARDROBES IN EVERY BEDROOM
EN-SUITE TO MASTER
NO ONWARD CHAIN
DRIVEWAY PARKING FOR THREE CARS
INTEGRAL GARAGE
MODERN FITTED KITCHEN/BREAKFAST ROOM
IMMACULATE CONDITION THROUGHOUT
STUNNING FOUR PIECE FAMILY BATHROOM

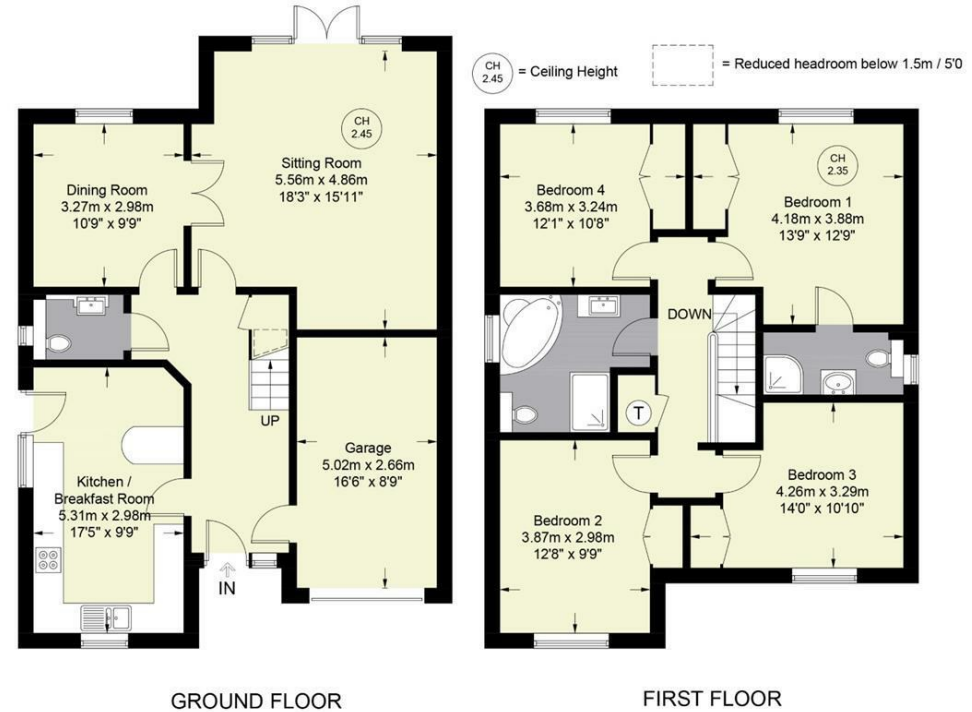






Hollybrook Way

Approximate Gross Internal Area
Ground Floor = 891 sq ft / 82.8 sq m
(Including Garage)
First Floor = 808 sq ft / 75.1 sq m
Total = 1699 sq ft / 157.9 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.

Hurst 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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