





# 5 Sunningdale Close, High Wycombe, Buckinghamshire, HP12 4EN

Offered to the market with NO ONWARD CHAIN is this immaculately presented four-bedroom detached family home. The property is located at the end of a quiet cul-de-sac in the highly sought-after Booker area of High Wycombe, this lovely family home is surrounded by beautiful countryside and offers easy access to junction 4 of the M40, making it ideal for commuters. It is also within the catchment area of highly regarded grammar schools, all just a five-minute drive away. The accommodation includes: an entrance hall, spacious living room, dining room, modern fitted kitchen/breakfast area, shower room and on the first floor you'll find four well-proportioned bedrooms and a contemporary family bathroom. The property also features driveway parking for two vehicles, garage, gas central heating, UPVC double glazing, and a charming patio garden at the rear. An internal viewing is highly recommended and the property is offered to the market with no onward chain.

**NO ONWARD CHAIN**

**DETACHED FAMILY HOME**

**FOUR BEDROOMS**

**SOUGHT-AFTER LOCATION**

**GOOD ACCESS TO M40 AND LOCAL AMENITIES**

**CATCHMENT FOR LOCAL SCHOOLS**

**UPVC DOUBLE GLAZING**

**GAS CENTRAL HEATING**

**DRIVEWAY PARKING**

**INTERNAL VIEWING HIGHLY RECOMMENDED**



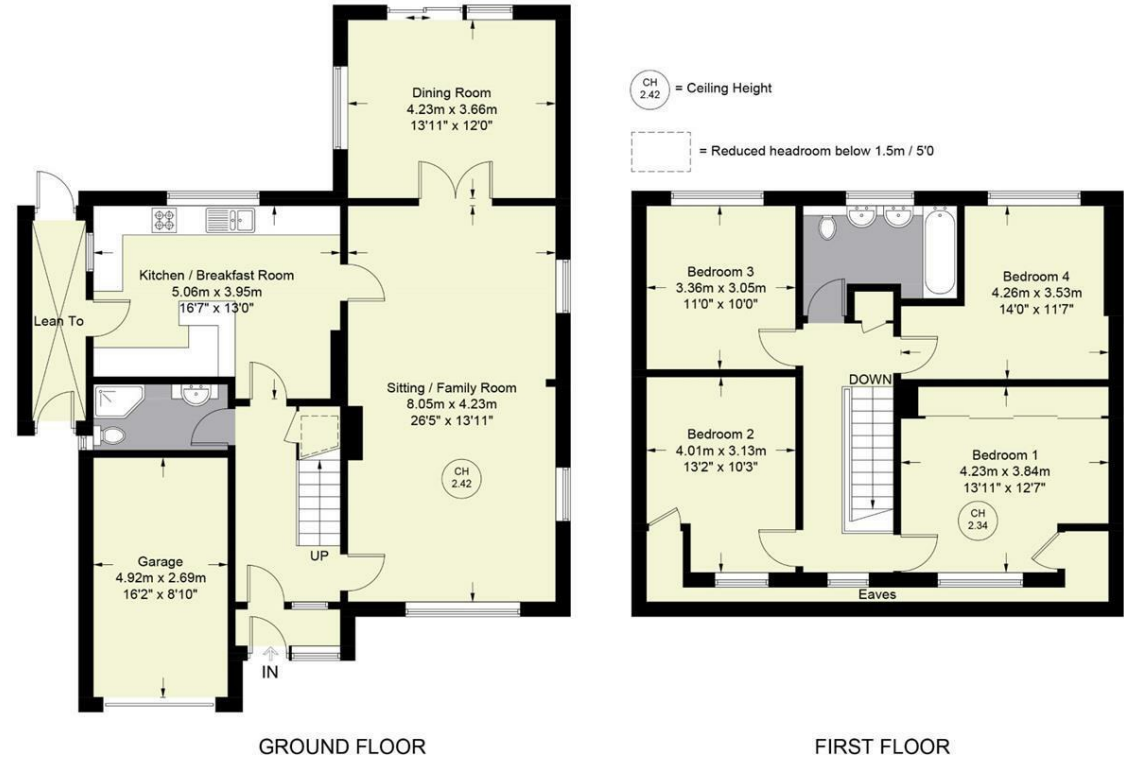








**Sunningdale Close**  
 Approximate Gross Internal Area  
 Ground Floor = 1140 sq ft / 105.9 sq m (Including Garage)  
 First Floor = 823 sq ft / 76.5 sq m  
 Total = 1963 sq ft / 182.4 sq m



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.

**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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