



57 Chequers Avenue, High Wycombe, Buckinghamshire, HP11 1GD

A superbly presented, two-bedroom home built by the highly reputable Berkeley Homes Group that is situated in an enviable position on the Wye Dene Development and also provides parking for two vehicles of which one is under a carport, as well as two bathrooms and a guest cloakroom. The property is perfectly positioned for those looking to commute to the City, with junctions 3 & 4 of the M40 both in easy reach, whilst High Wycombe train station is within walking distance and offers a direct line service to London Marylebone. The accommodation includes; entrance hallway, guest cloakroom, modern fitted and open plan kitchen/ dining and lounge area with French doors opening out onto a rear garden, to the first floor there are two double bedrooms, both with en-suite's, one of which has a walk in shower unit, whilst the other provides a bath. The property further benefits from double glazing, gas central heating, an enclosed and level rear garden which has been improved by the current owner to provide a maintenance free gardens that is perfect for entertaining and comes with two patio areas, artificial grass and gives a very secluded feel considering it is a fairly modern development, gated access that leads to the carport and parking area. The property is ideally located for easy access to High Wycombe's town centre, just over a mile away, with amenities including the Eden shopping precinct, numerous restaurants, the library, and the theatre. An internal inspection is highly recommended to fully appreciate this stunning home, which is expected to attract significant interest. There is a service charge is £330 per annum, paid in two instalments in April and October and the property is offered to the market with no onward chain.

**TWO BED TWO BATHROOM MODERN HOME
CARPORT AND PARKING FOR TWO VEHICLES
BOTH DOUBLE BEDROOMS WITH EN-SUITES
OPEN PLAN AND MODERN KITCHEN/DINING
ROOM
LOUNGE AND GUEST CLOAKROOM
MODERN DEVELOPMENT
GOOD ACCESS TO TOWN AND M40 JUNCTIONS
NO ONWARD CHAIN
EXCELLENT CONDITION THROUGHOUT
REPLACEMENT LANDSCAPED GARDENS**







Chequers Avenue

Approximate Gross Internal Area
Ground Floor = 398 sq ft / 37.0 sq m
First Floor = 395 sq ft / 36.7 sq m
Total = 793 sq ft / 73.7 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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