



# 97 Chequers Avenue, High Wycombe, Buckinghamshire, HP11 1GP

Offered to the market in **IMMACULATE CONDITION** throughout is this bright and spacious **FOUR DOUBLE** bedroom townhouse, built in 2013 by the highly reputable Berkeley Homes. The property is located on the highly sought after Wye Dene development, ideally positioned within close proximity to High Wycombe town centre, the mainline train station (providing direct services to London Marylebone in under 30 minutes), Rye Park, and Wycombe Retail Park, offering a range of shops, restaurants and leisure facilities including a popular Gym. The well planned and versatile accommodation comprises: entrance hall, guest cloakroom, generous open-plan lounge/kitchen/diner, providing an ideal space for modern family living and entertaining. To the first floor are two large double bedrooms, including the principal bedroom with an en-suite shower room. The second floor offers a further two large double bedrooms and a contemporary four-piece family bathroom. The property further benefits from an enclosed rear garden with side gate access, carport and driveway parking for two vehicles, ultra-fast 1000 Mb internet connectivity, Bosch cooking appliances, and integrated washer-dryer, dishwasher and fridge/freezer, all to be included in the sale. Please note, there is a monthly service charge for the development which is £40 PCM.

**IMMACULATE CONDITION THROUGHOUT**

**FOUR BEDROOMS**

**GUEST CLOAKROOM**

**CARPORT & DRIVEWAY FOR TWO CARS**

**LARGE OPEN PLAN LOUNGE/KITCHEN/DINER**

**ENCLOSED REAR GARDEN WITH SIDE GATE ACCESS**

**EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM**

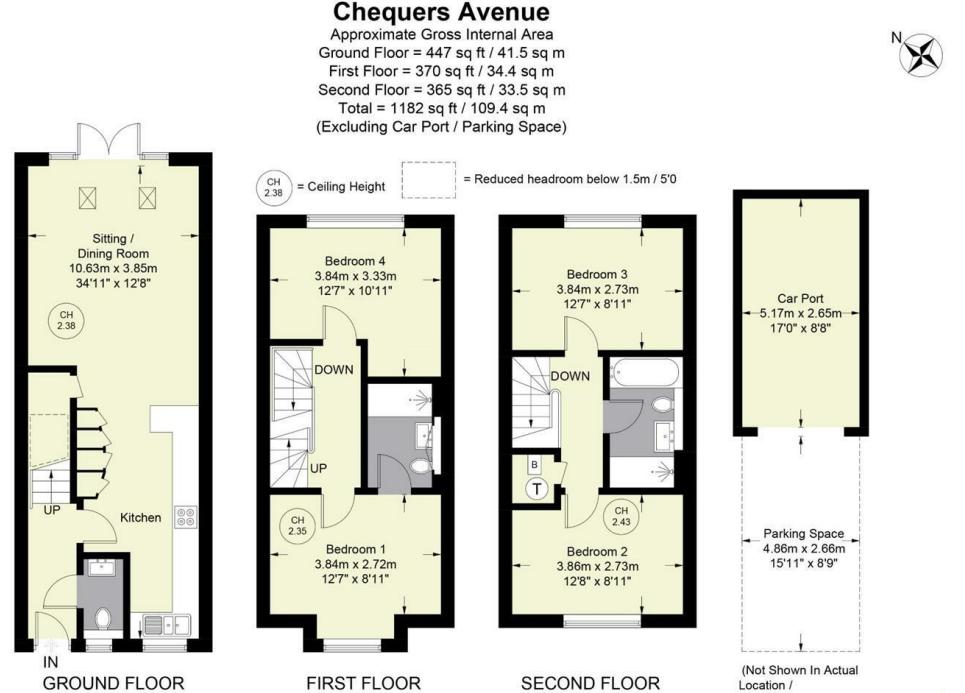
**FOUR PIECE FAMILY BATHROOM**

**CLOSE TO J.3 OF M40**

**HIGHLY SOUGHT AFTER DEVELOPMENT**







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.

Estate Agents  
**Hurst**

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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)