



Connells

Bramley Bookerhill Road
High Wycombe

**Bramley Bookerhill Road
High Wycombe HP12 4HA**

**for sale offers in excess of
£525,000**



Property Description

This attractive detached home offers versatile and spacious accommodation, ideally suited for families or those seeking flexible living arrangements. The property features three to four bedrooms and is located in a convenient area with excellent transport links and nearby amenities.

On the ground floor, a generous dual-aspect living and dining room provides an inviting space for both relaxation and entertaining, with a large window to the front and double doors opening onto the rear garden. The kitchen is equally spacious, fitted with a range of wall and base units, an integrated oven and hob, and space for white goods. A window overlooks the garden, allowing in plenty of natural light. Also on the ground floor is a second reception room, currently used as a bedroom, offering flexibility for use as a home office, playroom, or additional living space. A downstairs cloakroom completes the ground floor layout.

Upstairs, the main bedroom includes fitted wardrobes and an en-suite shower room, creating a comfortable and private retreat. There are two further bedrooms, both with fitted storage, and a well-appointed family bathroom serves the remainder of the first floor.

Outside, the property boasts driveway parking for several vehicles. The rear garden is gently sloping and includes both a patio area and a raised seating space, ideal for outdoor entertaining or relaxing. An outbuilding at the rear of the garden offers great potential to be converted into a home office.

Local Area

The location is highly convenient, with a regular bus route providing access to the town centre and the Booker/Cressex areas. A variety of shops and amenities are within a short distance, and the property also benefits from close proximity to Junction 4 of the M40, making it an excellent choice for commuters.

Solar Panels

The property has five solar panels installed (three on south east facing roof and two on south west facing roof) measuring 1.77m x 1.05m each. Sun pipe in landing ceiling for extra natural light.

Entrance Hall

Reception

21' max x 13' 4" max (6.40m max x 4.06m max)

Kitchen

19' 2" max x 8' 3" max (5.84m max x 2.51m max)

Reception Two / Bedroom Three

12' 2" max x 8' 4" max (3.71m max x 2.54m max)

Cloakroom

WC and wash hand basin.

Bedroom One

13' 5" max x 8' 6" max (4.09m max x 2.59m max)

Ensuite

With shower cubicle, WC and wash hand basin.

Bedroom Two

13' 5" max x 8' max (4.09m max x 2.44m max)

Bedroom Four

8' 6" max x 7' 4" max (2.59m max x 2.24m max)

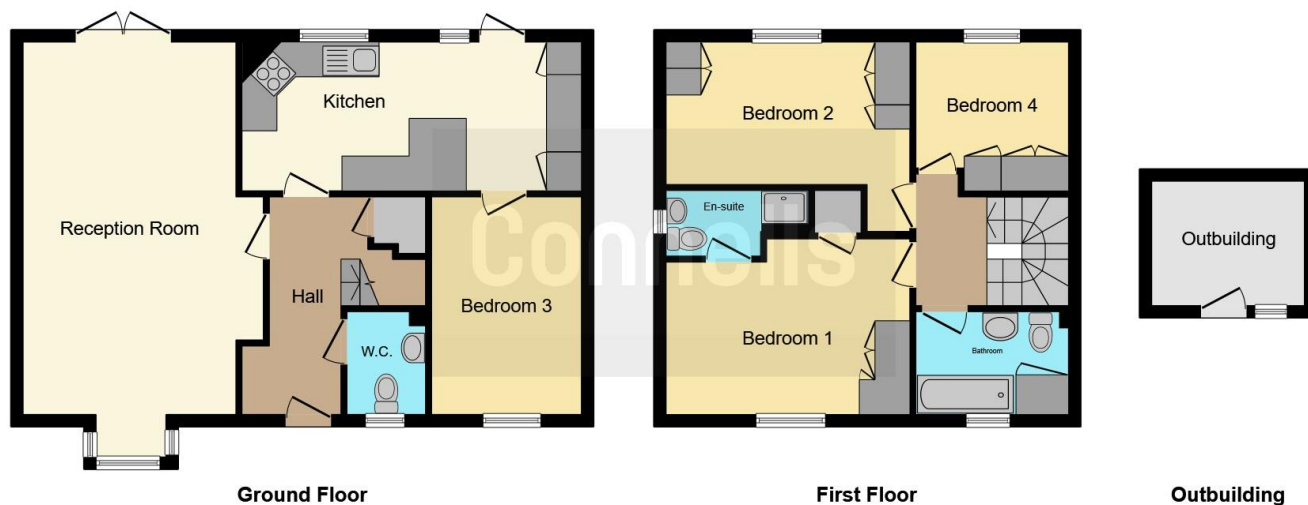
Bathroom

Bath with shower over, WC and wash hand basin

Outbuilding

8' 6" max x 7' max (2.59m max x 2.13m max)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax
 Band: E

view this property online connells.co.uk/Property/WYC313186

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC313186 - 0008