



Crickhollow £715,000



## Features

- Detached House
- Large Rear Garden with Summer House
- A moments walk from National Trust Parkland
- Driveway Parking and Garage
- Master Bedroom with Terrace
- Two Reception Rooms

A delightful 1930s detached characterful home, featuring four bedrooms and located to the West of High Wycombe.

The front door opens into a large entrance hall with understairs cupboard and doors to all rooms and stairs to the first floor. To the right hand side is a ground floor cloakroom with toilet and basin and frontal aspect stained glass window. On the left is a dining room with feature bay window and wood burning stove. Adjacent to this is a fitted country style wooden kitchen with a range of below and above counter cupboards, drawers, a wine and plate rack. There is a stainless steel sink with drainer and mixer tap, an integrated double oven, gas hob with extractor over, integrated fridge and space for a dishwasher. Beyond the kitchen is a utility room with terracotta tiled floor and door onto the rear garden. The sitting room is large with a feature brick fireplace, currently used as a log store and French doors into the conservatory. The conservatory overlooks the expansive rear garden and includes a radiator, fan and lighting and doors into the garden.

To the first floor are two double and two single bedrooms of which all include fitted storage options. The main bedroom benefits from a roof terrace, with fantastic views across the rear garden and National Trust West Wycombe Estate.

## Crickhollow | Park Farm Road | High Wycombe | HP12 4AF

Externally to the front of the property is a garden with path to the front door and driveway parking leading to a detached tandem garage. The rear garden includes a patio, wide range of established shrubs, herbaceous planting and fruit trees, a pond, greenhouse and rear seating zone. At the far end of the garden is a wooden summer house with two rooms and power and lighting ideal to use for an office, hobby or games rooms.

Located to the west side of High Wycombe, and only a short walk away is the popular National Trust West Wycombe Estate, the famous Mausoleum, Golden Ball and West Wycombe Caves and the historic village of West Wycombe beyond in the stunningly beautiful Chiltern countryside. Within easy access to High Wycombe Town centre offering rapid access into London Marylebone (under half an hour on the fast trains), as well as excellent road links with the M40 and M25 that provide access to other motorway networks and London Heathrow. With this appeal, there has been much public and private sector investment in the town over recent decades, with a state of the art sports centre at Handy Cross (M40 Junction 4), the Eden Centre that provides a host of leisure facilities and many popular retail outlets and the Wycombe Swan theatre.

Property Information ((to be verified by a solicitor) EPC Rating: D (56) Council Tax Band: F



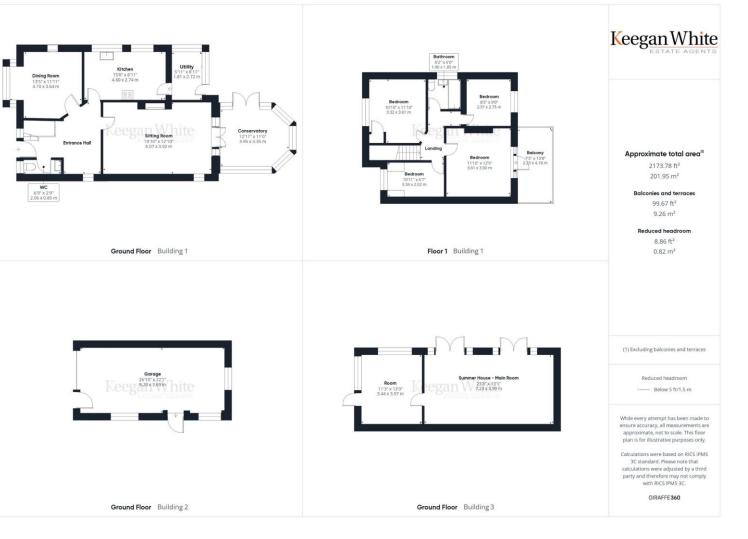












These particulars are not an offer or contract, nor part of one. You should not rely on statements by Keegan White Ltd. in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Keegan White Ltd. has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Keegan White Ltd. is a limited company registered in England & Wales with company number 9726292. Our registered office is 102-104 High Street. Great Missenders, Bucks, HP16 OBE

33-35 Crendon Street, High Wycombe, Buckinghamshire HP13 6LJ Tel: 01494 417007 Email: wyc@keeganwhite.co.uk

Keegan White

keeganwhite.co.uk