



**Keegan White**  
ESTATE AGENTS

Crickhollow | Offers in Excess of £700,000





## 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.





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.

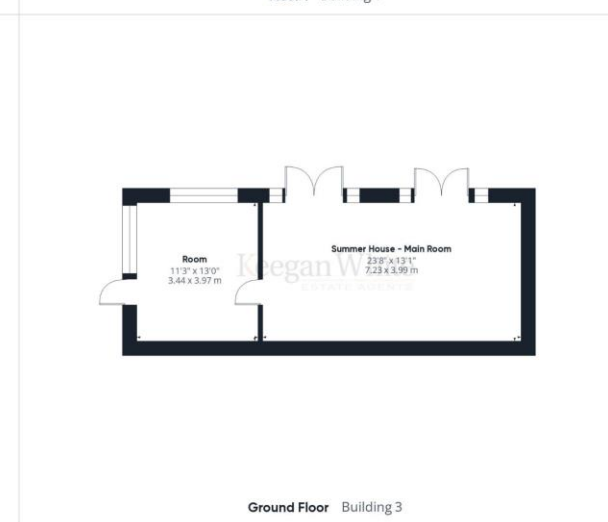
Located to the west side of High Wycombe, and only a short walk away is the popular National Trust West Wycombe Estate, the famous Mausoleum, Golden Ball and West Wycombe Caves and the historic village of West Wycombe beyond in the stunningly beautiful Chiltern countryside. Within easy access to High 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







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<b>Approximate total area<sup>(1)</sup></b> 2173.78 ft <sup>2</sup> 201.95 m <sup>2</sup>	
<b>Balconies and terraces</b> 99.67 ft <sup>2</sup> 9.26 m <sup>2</sup>	
<b>Reduced headroom</b> 8.86 ft <sup>2</sup> 0.82 m <sup>2</sup>	
(1) Excluding balconies and terraces	
<b>Reduced headroom</b> ..... Below 5 ft/1.5 m	
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.	
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