



Kingscote, School Close, Cryers Hill, Buckinghamshire, HP15 6JX



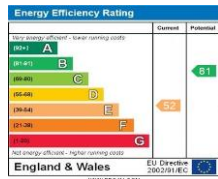
*A charming, two bedroom, detached bungalow located on a quiet cul-de-sac with potential to extend, subject to the usual consents. No Onward Chain.*

Detached Bungalow | Driveway Parking | Entrance Hallway | Living/Dining Room | Kitchen/Breakfast Room | Utility Lobby | Two Bedrooms With Fitted Wardrobes | Bathroom With Four Piece Suite | Garage | Private Garden | Double Glazing | Gas Central Heating | No Onward Chain |

Located in the much sought after village of Cryers Hill, is this well presented, detached bungalow that comes to market with no onward chain. The village is surrounded by glorious countryside, yet local amenities and good schools are close-by. To the front of the property is a shingled driveway with parking for a couple of cars and a side garden, which is mainly laid to lawn with gated access to the rear garden. The entrance hall is light and bright and leads through to a large living/dining room with a feature fireplace. The kitchen is fitted with white wall and base units and there is space for a small table. There are two double bedrooms, both of which have fitted wardrobes, and the bathroom, which has a four piece suite comprising of a low level W.C, wash hand basin, bath and separate shower cubicle. Between the property and the garage is an enclosed lobby/utility area with plumbing for a washing machine, sink and space for other appliances, as well as door access to the front and rear of the bungalow. The rear garden is private with an initial patio area and is mainly paved and enclosed by fencing. The single garage incorporates an up and over door and has power, lighting and a rear door to the garden. This well maintained property has double glazing and gas central heating throughout, and offers a substantial amount of accommodation, plus there is scope to extend, if required, and subject to planning permission.

**Price... £550,000**

**Freehold**





## LOCATION

Part of the well regarded Cryers Hill area.... The popular Great Kingshill School is just a short walk away.... A local convenience store/post office a short walk.... Extensive range of shops in near-by Hazlemere, which includes a supermarket and coffee shops.... High Wycombe Shopping Centre a short drive away.... Buses connecting High Wycombe (3 miles) and Great Missenden (3.5 miles) pass close by and both towns provide London trains, the former a 25 minute service to Marylebone.... M40 access point are 10/15 minutes' drive.... Large expanses of open countryside are on the doorstep....

## DIRECTIONS

From The Wye Partnership office at the Hazlemere Crossroads, leave via Holmer Green Road and at the mini roundabout turn left (first exit) into Western Dene. Follow this road as it changes name to Brimmers Hill and at the first crossroads, turn right into Cryers Hill Lane. Continue to the end of the road and at the T-junction, turn left and then first left into Four Ashes Road. Continue along, for a short time and take the first right into School Close, where the property is the first on the right, identified by a Wye Partnership 'For Sale' board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

E

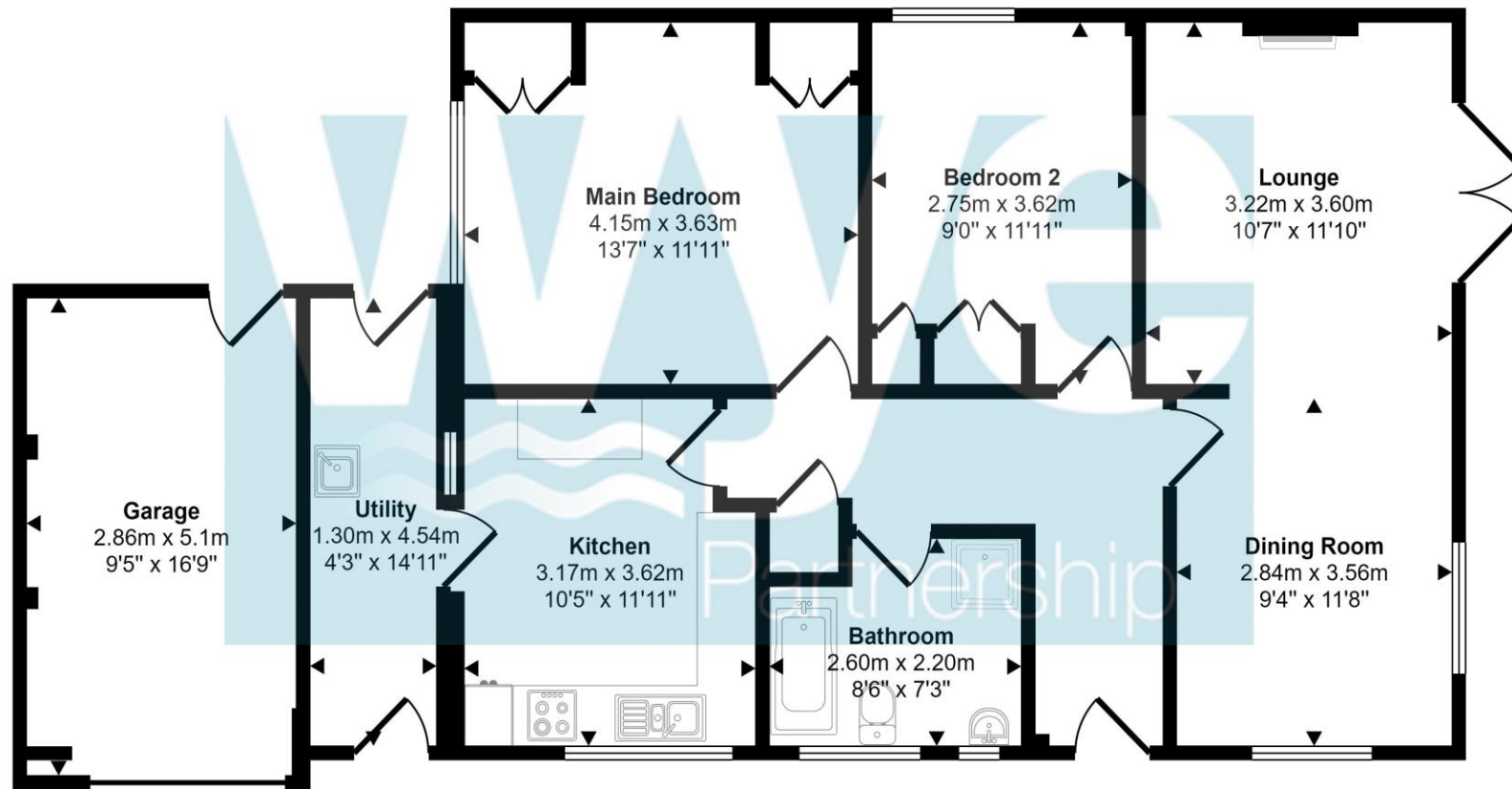
### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



Approx Gross Internal Area  
95 sq m / 1027 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership