



Daws Hill Lane, High Wycombe, Buckinghamshire, HP11 1PU

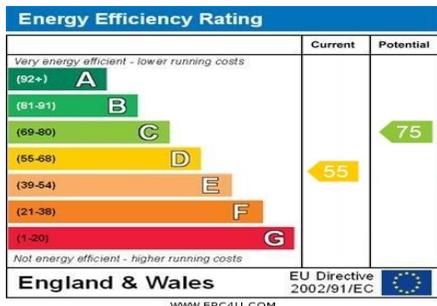
A wonderful opportunity to acquire a detached family in a prestigious location that provides scope for modernisation and extension on a large level plot.

| Imposing Detached Family Home Requiring Complete Modernisation | Entrance Hall | Living Room | Dining Room | Family Room | Kitchen | Cloakroom | Utility | Four Bedrooms | Family Bathroom + En-suite | Double Garage | Large Corner Plot Gardens | Sought After Location | Vacant Possession |

An imposing detached family home offering tremendous scope for improvement and extension subject to planning permission. The property occupies a large level corner plot and is situated within easy reach of Grammar schools and highly regarded junior and secondary schools. To the ground floor accommodation comprises; Entrance hall, living room, dining room, family room, kitchen and utility room. To the first floor landing, master bedroom with en-suite shower room, three further bedrooms and family bathroom. To the outside there is off-road parking leading to a double garage with extensive lawn to the side and rear.

Price... £850,000

Freehold



LOCATION

Situated in one of the towns most prestigious locations, just over a mile and a half from the main town centre. There are highly regarded grammar schools within walking distance as well as well respected junior and secondary schools close by. The town centre offers a multitude of shopping and entertainment facilities and there are additional supermarkets within walking distance as well as a leisure centre with pool and gym. The M40 junction 4 is close by as is the train station with a fast direct routes into London Marylebone, Oxford and Birmingham.

DIRECTIONS

From the centre of High Wycombe ascend the A404 Marlow Hill and half way up bear left into Daws Hill Lane. Proceed along Daws Hill Lane where the property can be found on the right hand side just after the turning for Kew Grove.

ADDITIONAL INFORMATION

COUNCIL TAX

Band G

EPC RATING

D

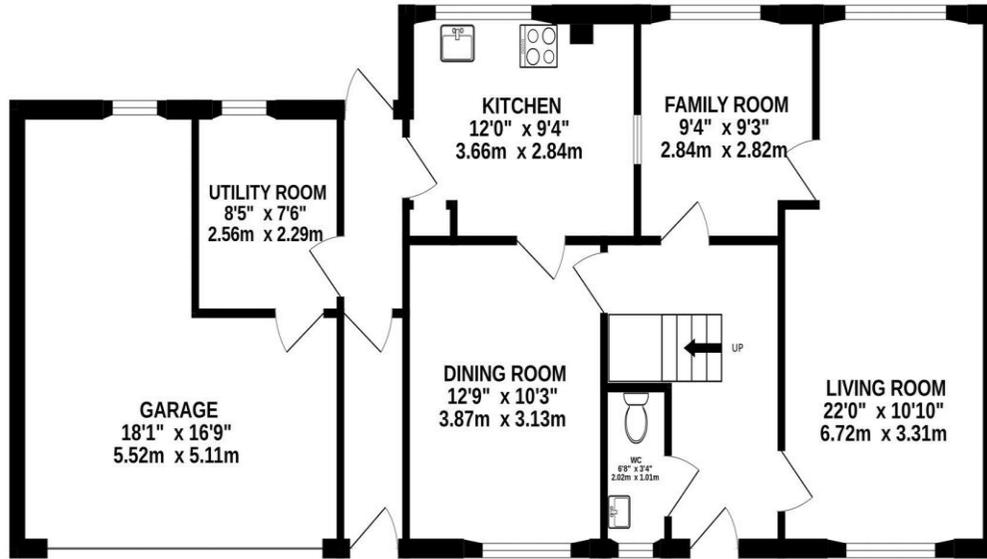
MORTGAGE

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

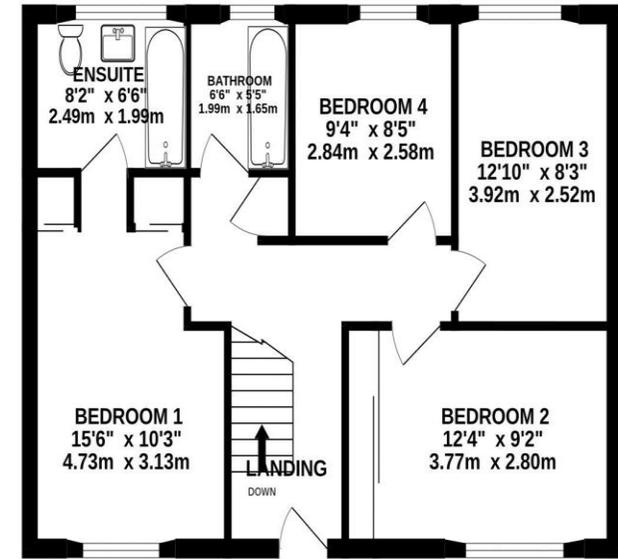
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 166sq.ft. (15.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
 01494 451 300
 wycombe@wyeres.co.uk
 wyeres.co.uk

The **wye** Partnership