



Sunters Wood Close, High Wycombe, Buckinghamshire, HP12 4DZ

A very well presented and extended detached property in a sought-after cul-de-sac location to the South West of High Wycombe.

| A Very Well Presented and Extended Detached Property | Sought After Cul-De-Sac | Entrance Hall, Living Room, Refitted Kitchen | Utility Room | Cloakroom | Dining Room | Conservatory | Three Bedrooms | Family Bathroom | Separate WC | Double Glazing | Gas Radiator Heating | Garage with Block Paved Driveway | Well Maintained Front & Rear Gardens | Internal Viewing Highly Recommended |

A very well presented extended detached property in a sought-after cul-de-sac location to the South West of High Wycombe. Convenient for M40 at J4 and enjoying woodland and parkland close by. In brief the accommodation comprises; entrance hall, living room, refitted Howdens kitchen, utility room, cloakroom, dining room, conservatory, three bedrooms, bathroom with spa bath, separate WC, double glazing, gas radiator heating, garage with electric roller shutter door & power, block paved driveway. There are well maintained mature front and rear gardens with the rear garden featuring a top patio with chalet and power. An internal viewing is highly recommended.

Price... £595,000

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	63	75
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Situated in a sought-after residential location with lots of woodland and parkland in the immediate vicinity. There are several local shops within a short walk, with larger shopping facilities, hospitality venues and leisure facilities just a short drive away. High Wycombe town centre is approximately 2 miles away as is the popular town of Marlow and the river Thames. There is also a mainline rail link with London, Marylebone. Junction 4 of the M40 motorway is just a 5-minute drive.



DIRECTIONS

From the centre of High Wycombe, proceed out on the A40 West Wycombe Road and continue for approximately a mile and a half, turning left just before the second major set of traffic lights, into Mill End Road. At the end of Mill End Road, turn left at the two mini roundabouts and then take the 6th turn on the right which is the second entrance into Bookerhill Road and then take the second turn left into Highfield Avenue. At the end of the road, turn right at the roundabout and the property will be found at the end of the cul-de-sac on the right-hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

MORTGAGE

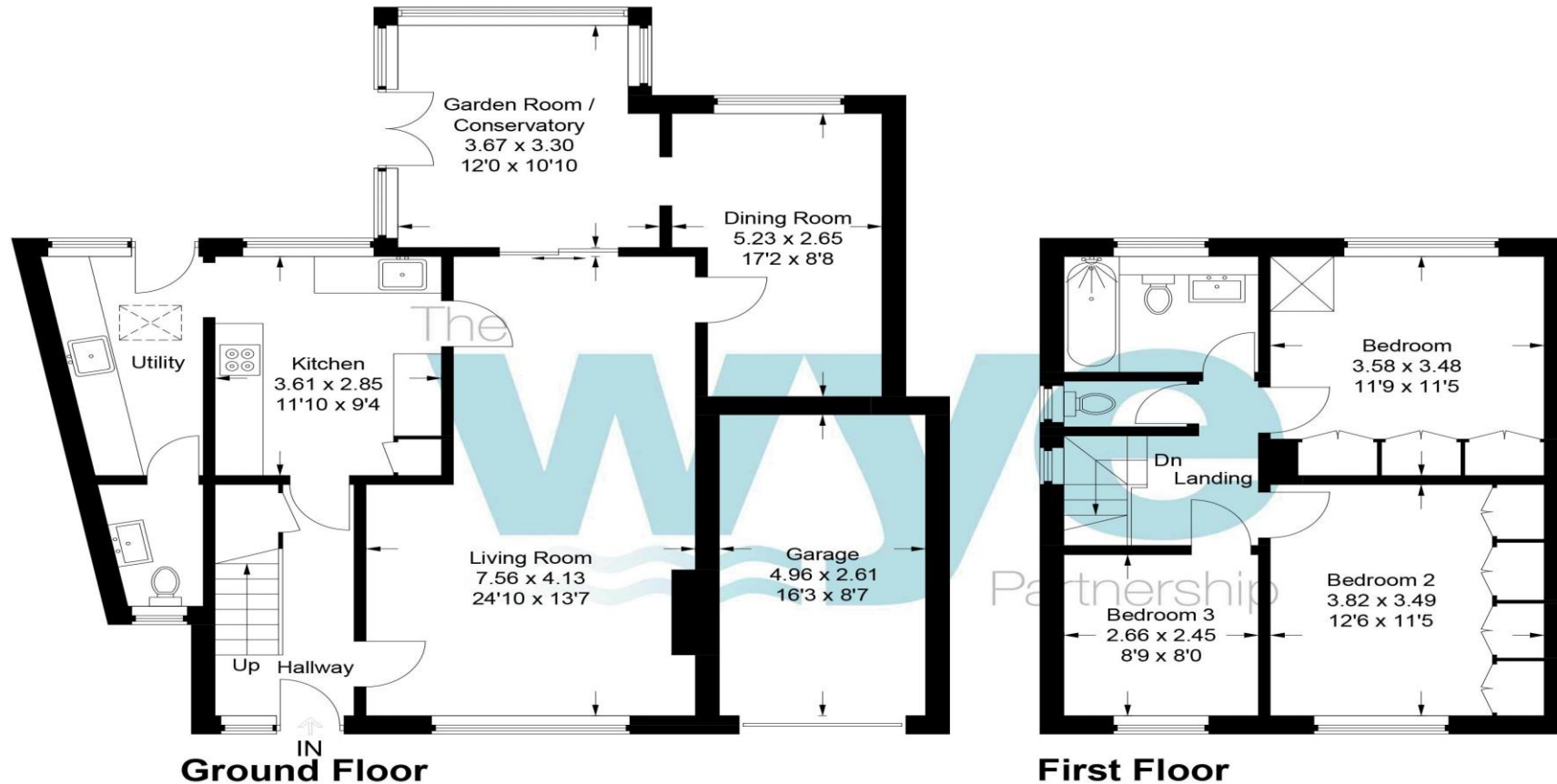
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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.

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Approximate Gross Internal Area
Ground Floor = 79.6 sq m / 857 sq ft
First Floor = 45.7 sq m / 492 sq ft
Garage = 12.8 sq m / 138 sq ft
Total = 138.1 sq m / 1,487 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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