



Newmer Road, High Wycombe, Buckinghamshire, HP12 4QN

*We are delighted to offer for sale this stunning, extended, detached chalet bungalow situated in a quiet cul de sac location close to Booker Common and junction 4 of the M40.*

A Stunning Four Bedroom Detached Family Home | Entrance Hall | Large Lounge | Open Plan | Lovely Modern Fitted Kitchen With large Central Island | Utility Room | Two Ground Floor Bedrooms/ Additional Reception Rooms | Modern Re-Fitted Ground Floor Bathroom | First Floor Landing | Bedroom Two | Stunning Master Bedroom Suite Comprising Dressing Room, Ensuite Bathroom And Bedroom | Full height Apex Windows Flooding The Room With Natural Light | Gas Central Heating | Double Glazed Windows | Good Size Level South East Facing Rear Garden | Quiet Cul De Sac Location Close To Booker Common | Garage | Additional Gravel Driveway Parking | Immaculate Condition Throughout | Must be Seen Internally To Appreciate This Stunning Family Home |

We are delighted to offer for sale this stunning, extended, detached chalet bungalow situated in a quiet cul de sac location close to Booker Common and junction 4 of the M40. The property offers very light contemporary open plan accommodation, with a large modern kitchen and full width Bi-Fold doors overlooking the garden, a generous lounge, utility room, two bedrooms/additional reception rooms and a ground floor bathroom. On the first floor there are two bedrooms, the master being a suite comprising of dressing area and ensuite bathroom, the bedroom features a floor to ceiling apex window flooding the room with natural light, all heated by gas central heating and with double glazed windows. Externally the south east facing rear garden is of good size and level, there is garaging plus additional graveled driveway parking. The sellers have created a wonderful family home that must be seen internally to be appreciated.

**Price... £675,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		83
B		
(69-80)		
C		
(55-68)	67	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



## LOCATION

Situated in a sought-after road close to Booker Common and ideally situated for local amenities including the Handy Cross Hub, Cinema Complex and Major Supermarkets. High Wycombe Town Centre is just a short drive away with it's Mainline Train Station, with regular fast service to London Marylebone, Bus Station and Eden Shopping complex. Junc 4, M40 is just a short drive providing access to London, Oxford and Birmingham. The charming Town of Marlow is also just a short drive with it's range of high street shops, restaurants, bars and River Thames.

## DIRECTIONS

From the multi-roundabout system in High Wycombe ascend A404 Marlow Hill and pass through three sets of traffic lights and continue to the roundabout at J4 of the M40. Once on the roundabout take the fifth exit into John Hall Way and continue over the next two roundabouts. Turn left at the third roundabout into Cressex Road and proceed along Cressex Road and take the fourth turning on the right into Gibson Road. Take the left turning into Newmer Road where the property can be found on the left-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

D

### MORTGAGE

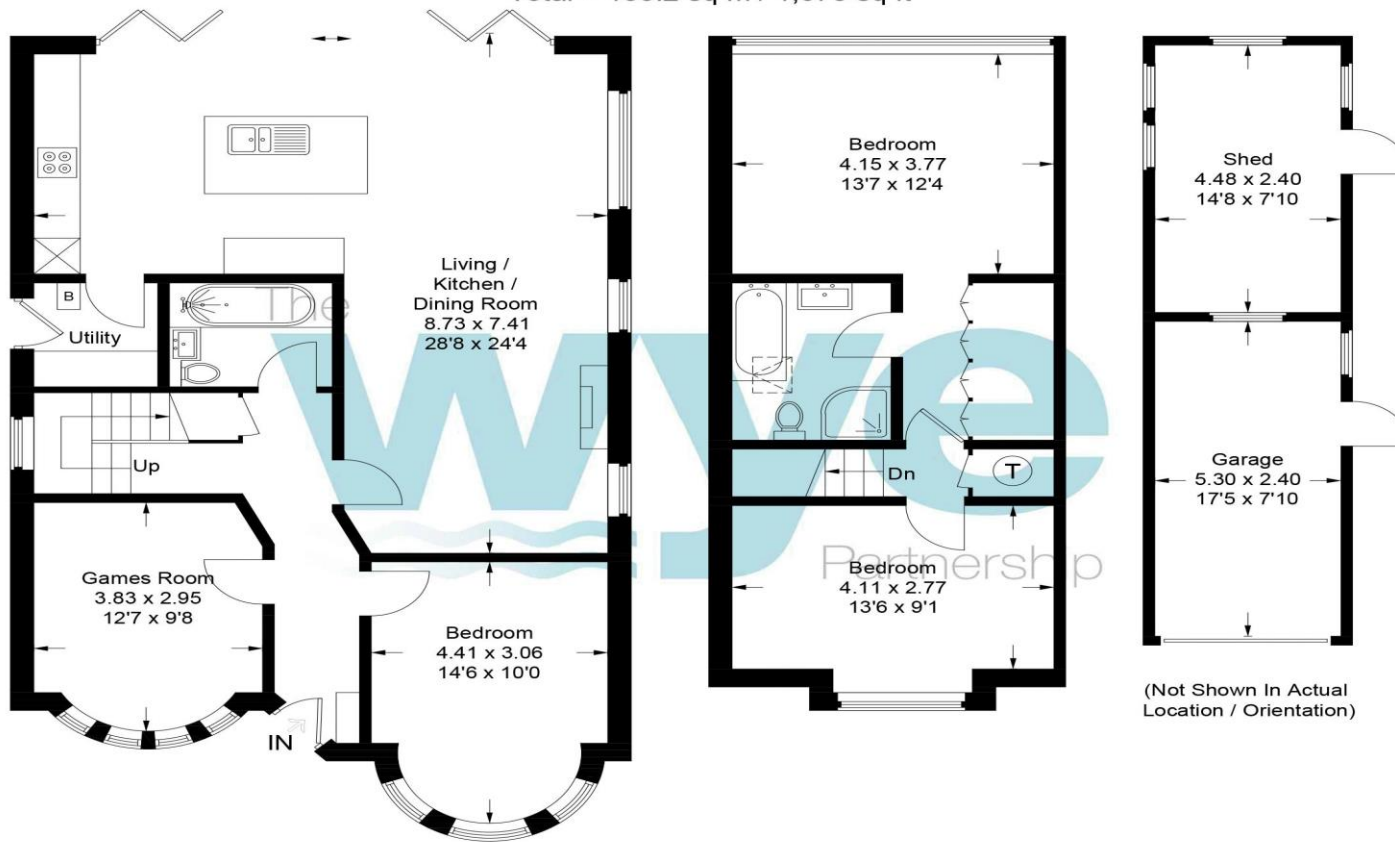
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



## 14 Newmer Road

Approximate Gross Internal Area  
Ground Floor = 87.6 sq m / 943 sq ft  
First Floor = 43.7 sq m / 470 sq ft  
Garage / Shed = 23.9 sq m / 257 sq ft  
Total = 155.2 sq m / 1,670 sq ft



**Ground Floor**

**First Floor**

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.

© CJ Property Marketing Ltd Produced for Wye

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

The **wye** Partnership