



Fernie Fields, High Wycombe, Buckinghamshire, HP12 4SN

A beautifully presented detached bungalow offering spacious and versatile accommodation with good size level gardens.

| Detached Chalet Bungalow | Entrance Hall | Living Room | Sun Room | Kitchen/breakfast room | Two Double Ground Floor Bedrooms | Bathroom | First Floor Landing | Master Bedroom With Night Cloakroom | Large Loft Storage Room | Gas Central Heating | Double Glazing | Garage + Driveway Parking | Good Size Level Gardens |

An extended detached chalet bungalow which is offered for sale in excellent decorative order. The property has good size level gardens and is situated conveniently within easy reach of local amenities and M40 motorway access. Accommodation comprising on the ground floor: Entrance hall, living room with ornamental fireplace and doors to the sun room with double doors leading to the rear garden, The kitchen breakfast room is well equipped and has a centre island. There are two double bedrooms one of which is currently being used as a dining room and a modern bathroom with a wall mounted shower. On the first floor landing a further double bedroom with night cloakroom. To the outside the front garden is lawned with a driveway that provides ample off-road parking and gives access to the garage. Gated side access leads to the rear garden, which is of good size with a large, paved terrace that extends to lawn.

Price... £575,000

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>			
England & Wales		59	72
EU Directive 2002/91/EC			



LOCATION

Situated just over two and a half miles from High Wycombe town centre and providing excellent access to the motorway network yet enjoying woodland and parkland close by. Within walking distance is the Squirrel Pub, as are local shops which provide for day to day needs with larger retail outlets and supermarkets also close by.

DIRECTIONS

From the multi-roundabout system in High Wycombe ascend Marlow Hill and upon reaching the brow of the hill bear right at the traffic lights then left into Marlow Road. Once in Marlow Road proceed over the first mini-roundabout and turn right at the second into Cressex Road and continue to the roundabout and turn right into New Road. Once in New Road take the second turning left into Fernie Fields 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.



Approx Gross Internal Area
132 sq m / 1420 sq ft



Ground Floor
Approx 106 sq m / 1140 sq ft

First Floor
Approx 26 sq m / 280 sq ft

⊔ Denotes head height below 1.5m

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