



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

We are delighted to offer for sale this large extended four-bedroom detached family home located in a very popular no through road in the sort after area of Booker.

Entrance Porch | Entrance Hall | Lounge | Dining Room | Conservatory | Fitted Kitchen | Breakfast Room | Separate Utility Room | Ground Floor Cloakroom | First Floor Landing | Four Good Size Bedrooms | Family Bathroom | Gas central Heating To Radiators | Double Glazed Windows | Solar Panels | Delightful Rear Garden Being Laid To Lawn With Various Fruit Trees | Garage | Additional Driveway Parking | Open Plan Front Garden | Ground Floor Extension | Lovely Peaceful Location | Short Walk Away From Open Woodland And Set In No Through Road | Must Be Seen Internally To Be Appreciated | Viewing Via Vendors Sole Agents |

We are delighted to offer for sale this large, extended, four-bedroom detached family home, located in a very popular no through road in the sort after area of Booker. The property comes to the market for the first time in 50 years and has been lovingly maintained by the current sellers. The accommodation is both well planned and spacious providing a generous living area with large kitchen/breakfast room, separate utility room, ground floor cloakroom and lovely conservatory overlooking the beautiful rear garden. On the first floor are four generous bedrooms plus a family bathroom. A particular feature is the stunning rear garden being in the main laid to lawn but with a large variety of fruit bearing trees. The property has a garage plus additional driveway parking and an attractive open plan front garden and the additional benefit of solar panels. Viewing by appointment with the vendors selling agents.

Price... £615,000

Freehold

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		B1
(55-68)	D	D1	
(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 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 F

EPC RATING

D

MORTGAGE

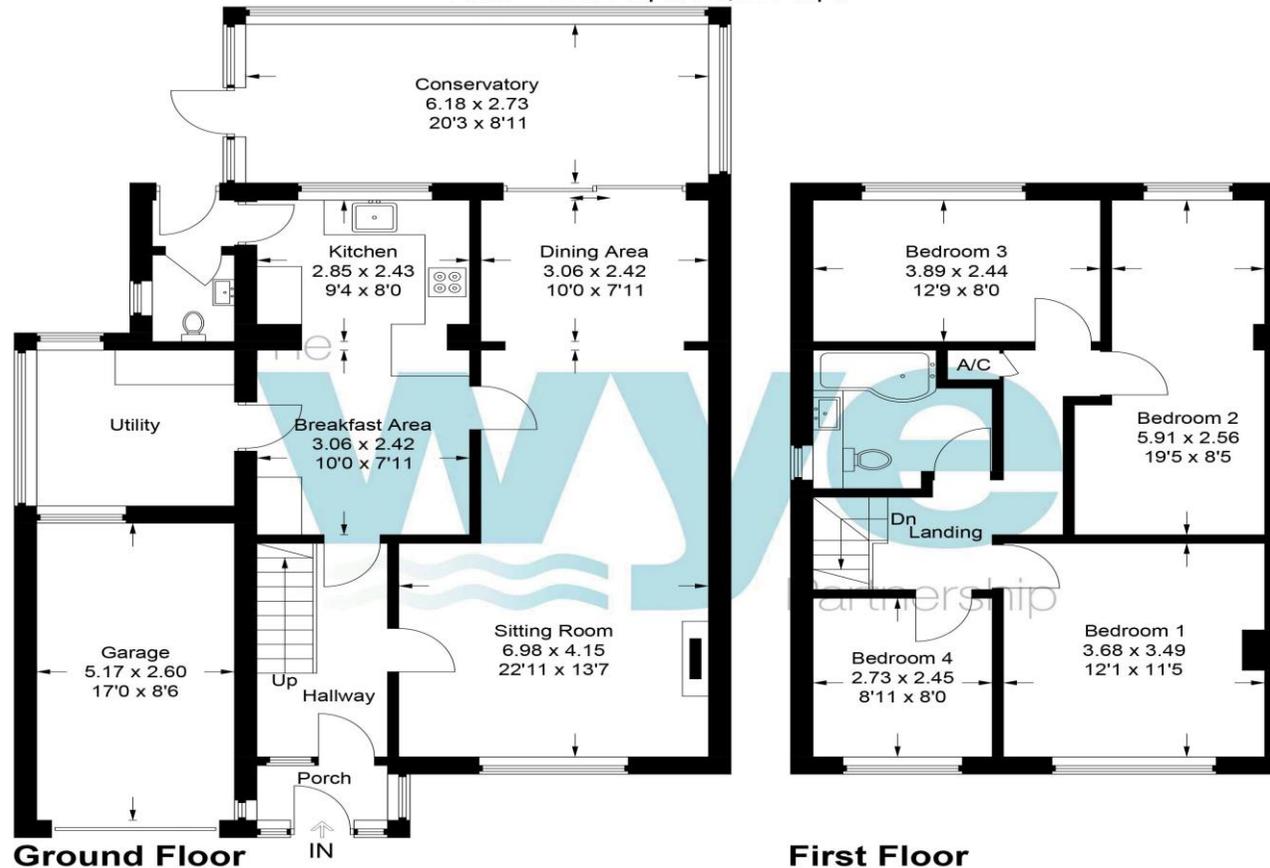
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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 = 91.2 sq m / 982 sq ft
First Floor = 58.4 sq m / 629 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 163.2 sq m / 1,757 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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The **wye** Partnership