



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

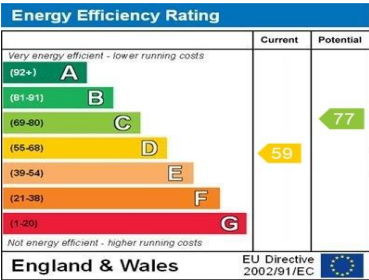
A spacious, detached family home with large gardens backing onto woodland in sought-after location.

| Spacious Detached Family Home | Highly Regarded Residential Location | Reception Hall | Cloakroom | Lounge/Dining Room | Fitted Kitchen | Conservatory/Dining Room | Landing | Four Bedrooms | Bathroom | Separate Shower Room | Delightful Gardens Extending to Over 100ft and Backing onto Woodland | Gas Central Heating | Double Glazing | Integral Garage with Additional Driveway Parking | No Onward Chain | Viewing Recommended |

Situated in a cul-de-sac in a highly regarded residential area, a well presented, four-bedroom detached family home, which has good size gardens, over 100', backing onto woodland. The property, on the ground floor, has a spacious through lounge/dining room, modern fitted kitchen, conservatory/dining area opening onto patio and cloakroom from the reception hall. On the first floor there are four bedrooms, separate bathroom and shower room. The accommodation benefits from double glazing, gas central heating and there is an integral garage and driveway providing additional off-street parking. Viewing is strongly recommended.

Price... £595,000

Freehold



LOCATION

Sunters Wood Close is situated in a residential area with ample countryside and woodland surrounding. There are a number of local shops within a short distance of the property which cater for most day to day needs but there are also a number of larger supermarkets and retail outlets all within easy reach, as is the M40 motorway. The town centre of High Wycombe is easily accessible by car or public transport and provides an extensive range of shopping, hospitality and leisure outlets.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road, continue for approximately just over 1 mile and turn left before the second major set of traffic lights in to Mill End Road. Continue to the end of the road bearing left at the two mini roundabouts into New Road. Ascend the hill taking the fifth turning right into Bookerhill Road and then take the second turning left into Highfield Avenue. At the end of the road turn right at the roundabout into Sunters Wood Close and the property will be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

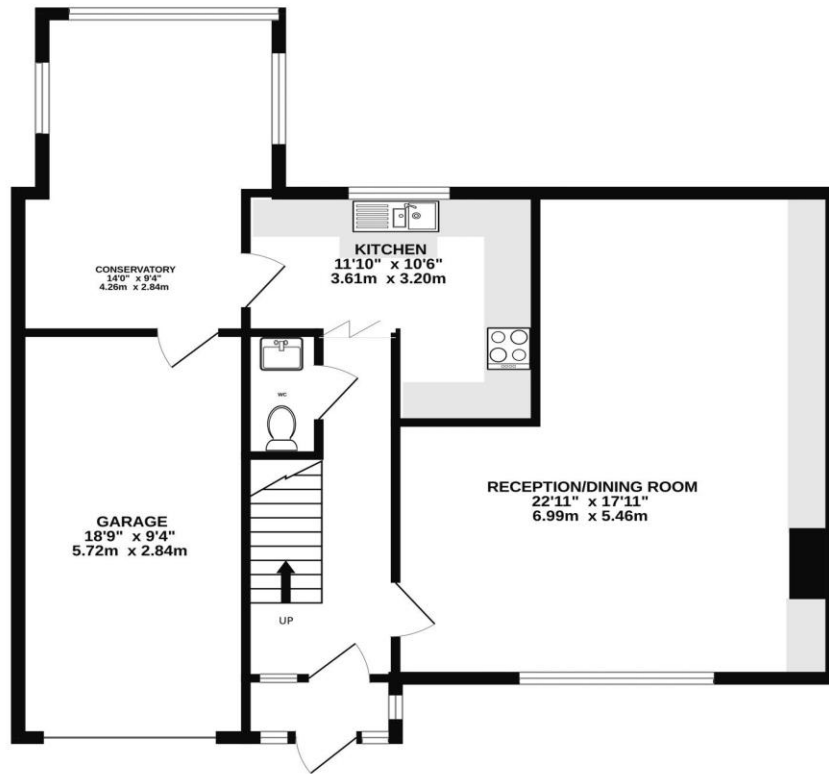
MORTGAGE

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

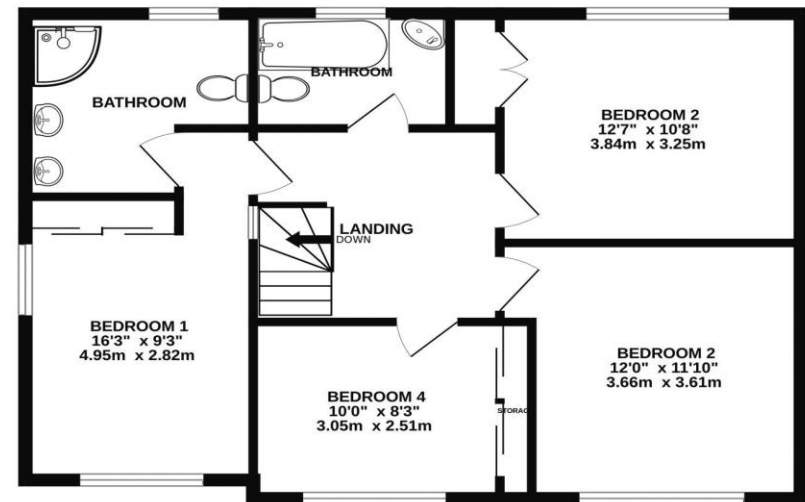
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
867 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 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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The **wye** Partnership