



Highfield Avenue, High Wycombe, Buckinghamshire, HP12 4ET

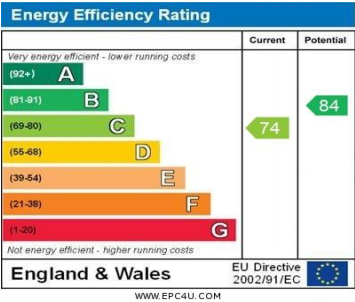
An exceptional detached chalet style home that offers spacious versatile accommodation in a popular location close to local amenities and nearby countryside.

| Extended Detached Chalet Bungalow | Entrance Hall With Underfloor Heating | Living Room | Kitchen/Dining Room With Underfloor Heating | Four Ground Floor Bedrooms | Shower Room | Master Bedroom And Family Bathroom To The First Floor | Gas Central Heating To Radiators | Double Glazing | Good Size Gardens With Summerhouse/Home Office | An Internal Inspection Is Strongly Recommended |

A skilfully extended detached chalet bungalow offering deceptively spacious accommodation benefitting from good size level gardens within this quiet setting. The property is convenient for both local amenities and M40 motorway access. With accommodation comprising to the ground floor; Spacious entrance hall with underfloor heating, a light and airy living room, refitted fully equipped kitchen/dining room including underfloor heating with double doors to the rear garden, four good size bedrooms and refitted shower room To the first floor there is a master bedroom and refitted family bathroom and a large loft space The property is heated via a gas radiator central heating system and is double glazed throughout. To the outside there is ample off-road parking with large double gates at the side with a good size landscaped rear garden with a large patio extending to lawn with a summerhouse/home office and separate storage room.

Price... £699,950

Freehold



LOCATION

Situated in a sought-after residential location, the property is in easy reach of woodland and recreational parkland and within walking distance of The Squirrel public house and restaurant. There are shops within walking distance which provide for day-to-day needs. There are also supermarkets, department stores, cinema and restaurants all in close proximity, as is Junction 4 of the M40 motorway. The town centre is less than 3 miles in distance and provides a more comprehensive range of facilities including a mainline rail link with London Marylebone.

DIRECTIONS

From High Wycombe town centre ascend the A404 Marlow Hill and at the brow of the hill bear right at the second set of traffic lights then left into Marlow Road. Continue to the second mini-roundabout and turn right into Cressex Road. Continue along and through the lights to the roundabout. Turn right into New Road and take the fourth left into Bookerhill Road and take the first turning on the left into Highfield Avenue where the property can be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

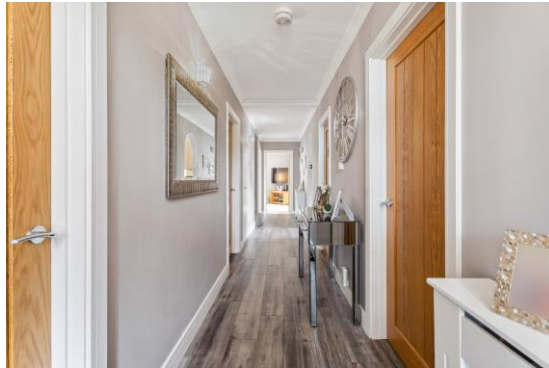
EPC RATING

C

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.

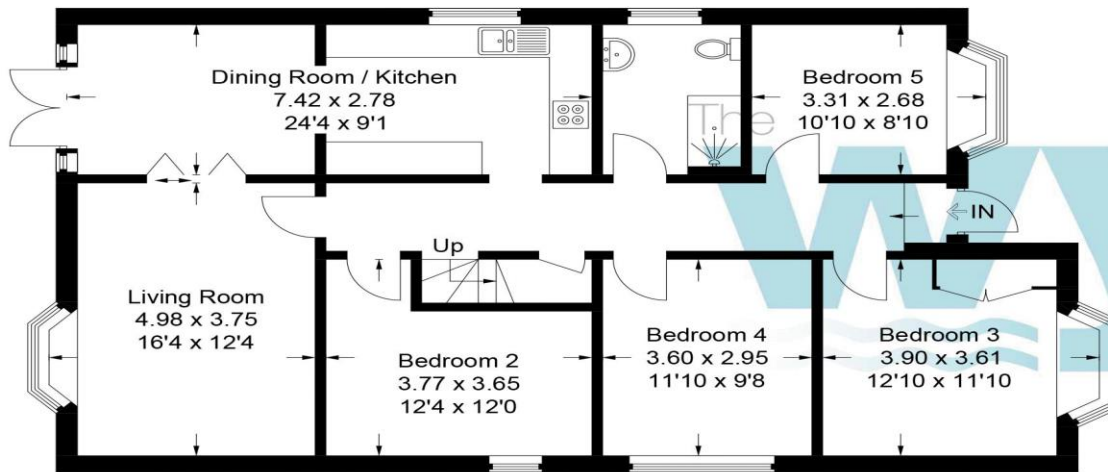


Windrush

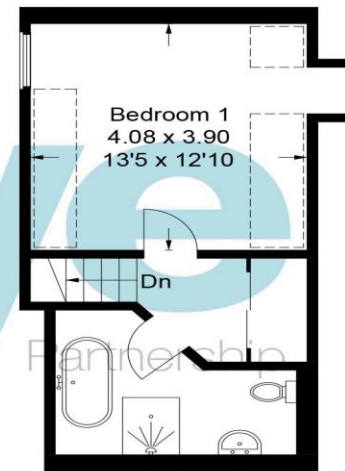
Approximate Gross Internal Area
 Ground Floor = 105.1 sq m / 1,131 sq ft
 First Floor = 30.3 sq m / 326 sq ft
 Outbuildings = 21.3 sq m / 229 sq ft
 Total = 156.7 sq m / 1,686 sq ft



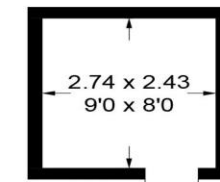
 = Reduced headroom below 1.5m / 5'0"



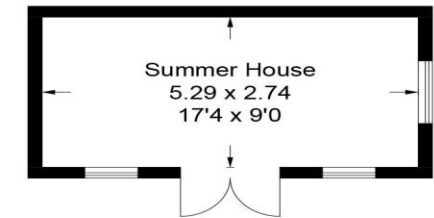
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Outbuilding

(Not Shown In Actual Location / Orientation)

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