



School Close, High Wycombe, Buckinghamshire, HP11 1PH

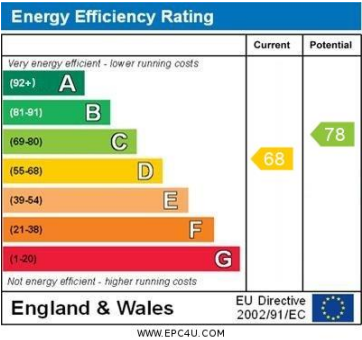
A deceptively spacious and exceptionally well-presented detached family home in a most sought-after private road.

| Deceptively Spacious Detached Family Home | Superbly Presented Throughout | Situated in a Most Desirable Private Road | Entrance Porch | Reception Hall | Sitting Room | Study | Dining Room | Garden Room | Fitted Kitchen | Utility Room | Guest Suite with En Suite Shower Room | Landing | Master Bedroom with En Suite Shower Room | Three Further Generous Bedrooms | Family Bathroom | Gas Central heating | Double Glazing | Ample Driveway Parking | Enclosed and Extremely Private Gardens with Covered Terrace | Viewing Essential |

We are delighted to offer this deceptively spacious detached family home situated in one of the most highly sought after 'private road' locations in High Wycombe, within a short walk of Wycombe High School for girls and John Hampden boys grammar school. The property has a large, welcoming reception hall, cloakroom, 27'10" sitting room with doors to covered rear terrace, study, dining room with doors to the garden room and fitted kitchen with utility room and access to a spacious guest bedroom suite with en suite shower room. On the first floor are four generous bedrooms with a family bathroom and en suite shower room to the master bedroom. There is ample driveway parking and the gardens, which are laid principally to lawn, are enclosed by tall hedgerow offering a high degree of seclusion. A viewing of this property is strongly recommended.

Price... £995,000

Freehold



LOCATION

Situated in one of the towns most sought after locations, the property is within walking distance of both John Hampden and Wycombe High Grammar schools as well as being easily accessible to the town centre and railway station. Junction 4 of the M40 motorway is no more than a 5-minute drive and there are a wide variety of supermarkets, hospitality and retail venues as well as Leisure Centre, Gyms and Cinema all close by.

DIRECTIONS

From the roundabouts in the centre of High Wycombe ascend Marlow Hill, pass through the first set of traffic lights and on reaching the second set turn left into School Close. The property will be found immediately on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band G

EPC RATING

D

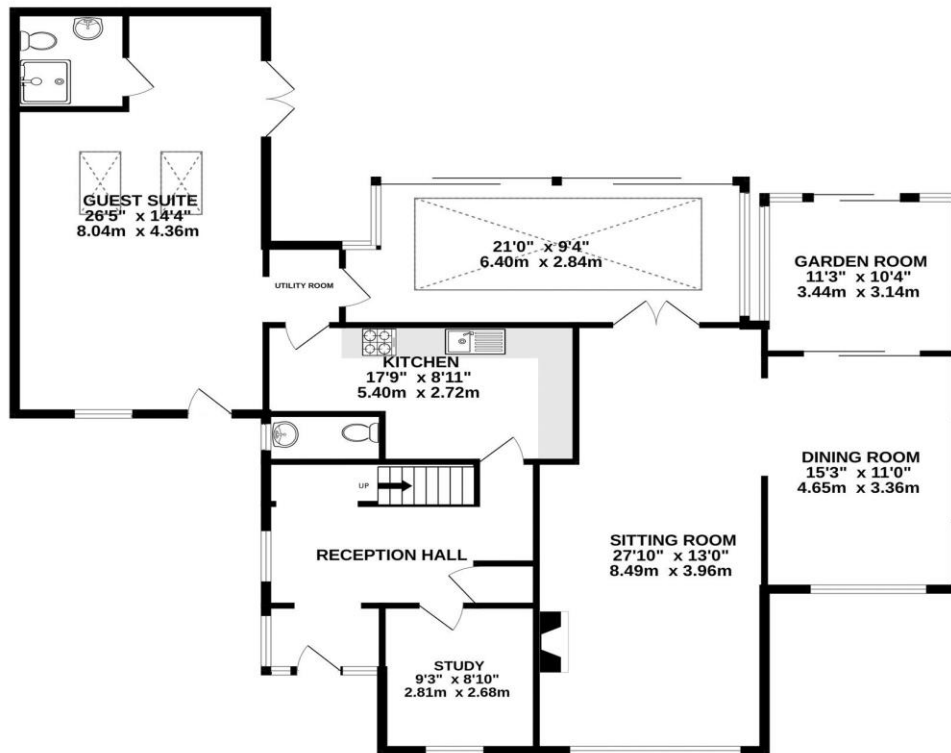
MORTGAGE

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

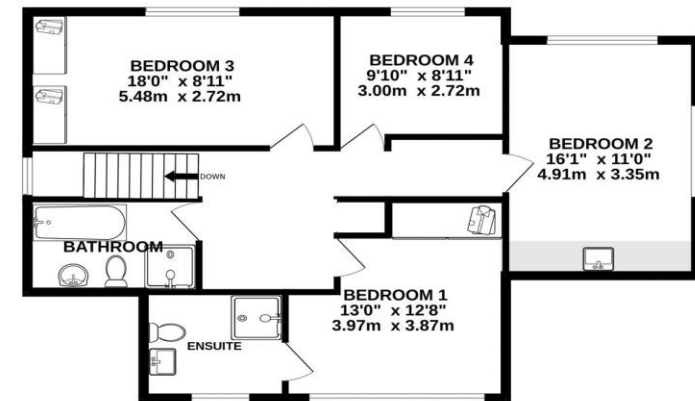


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2435sq.ft. (226.2 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