



4 Robins Drive, High Wycombe, Buckinghamshire, HP12 4EQ - £835,000

An exceptional detached family home boasting sizeable accommodation in a tucked away location.

| Attractive Modern Built Home | Almost 2300 Square Feet Of Internal Accommodation | Entrance Vestibule | Cloakroom | Sitting Room | Living Room | Family Room | Kitchen/Dining Room | Utility Room | Landing | Four Good Size Bedrooms (two with en-suite shower rooms) | Family Bathroom | Gas C/H | Double Glazing | Garage | Gardens | An Internal Inspection Is Strongly Recommended |

A detached four-bedroom family home with almost 2300 square feet of accommodation that has been the subject of many improvements by the current owners. The property is situated at the end of a long driveway in a tucked away location close to Booker Common and within easy of local amenities and transport links. To the ground floor a welcoming vaulted entrance hall and impressive staircase greets you, there are three large reception rooms, a stunning kitchen/dining room which has been refitted with a centre island and bi-folding doors that open onto the rear garden. A separate utility room and cloakroom. To the first floor a light and airy landing, with both the master bedroom and second bedroom boasting refitted en-suites, two further bedrooms and a family bathroom. To the outside there is parking to the front of the property and an integral garage with the rear garden enjoying a high degree of privacy and is principally lawned with a patio.

Price... £835,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	85
(55-68) D		
(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

Located to the South West of High Wycombe Town Centre in a private road close to Booker Common and ideally situated for local amenities including the Handy Cross Hub, Cinema Complex and Major Supermarkets. High Wycombe Town Centre is just a short drive away with its mainline train station, with regular fast service to London Marylebone, Bus Station and Eden Shopping complex. Junction 4, M40 is just a short drive providing access to London, Oxford and Birmingham. The charming town of Marlow is also just a short drive with it's range of high street shops, restaurants, bars and River Thames.

DIRECTIONS

From the multi roundabout system in High Wycombe, ascend Marlow Hill, continuing through the traffic lights onto the roundabout at junction 4 of the M40 motorway. Once on the roundabout take the fifth exit onto John Hall Way, pass over the next two mini roundabouts turning left at the third onto Cressex Road. Proceed for approximately half a mile whereupon Robins Drive can be found just after the turning for Lansdell Avenue where number 4 can be found at the bottom of the road.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

C

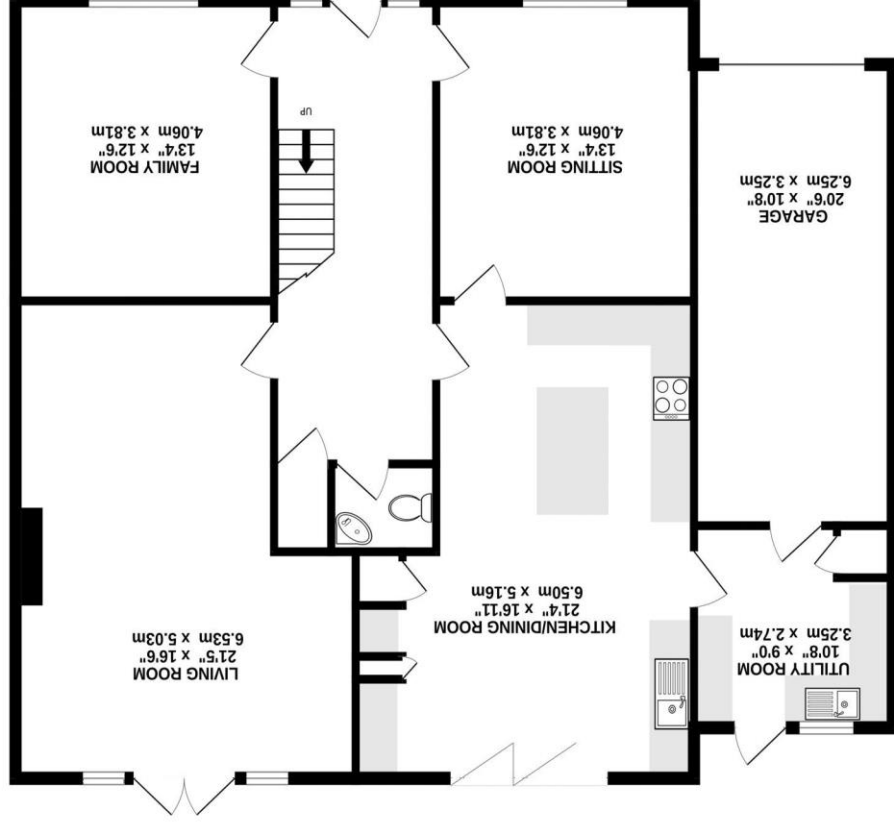
MORTGAGE

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

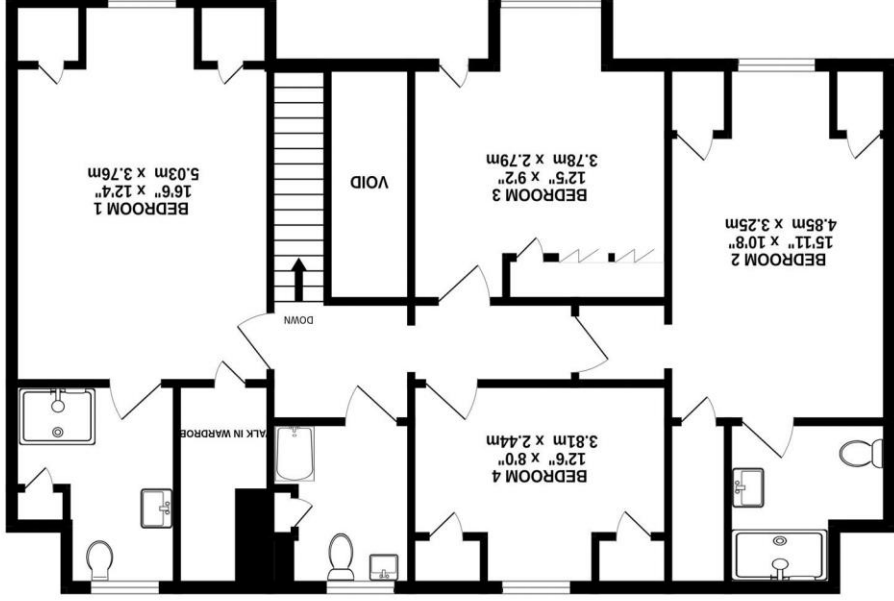
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
1423 sq.ft. (132.2 sq.m.) approx.



1ST FLOOR
1020 sq.ft. (94.8 sq.m.) approx.



TOTAL FLOOR AREA : 2444 sq.ft. (227.0 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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