

65 Sunnycroft, High Wycombe, Buckinghamshire, HP13 5UR - £699,950

An attractive detached family home offering extended accommodation within this quiet sought after location with countryside to the rear.

| Extended Detached Family Home | Sought After Cul-De-Sac Location | Entrance Hall | Cloakroom | Living Room | Dining Room | Study | Conservatory | Kitchen | Utility Room | Landing | Master Bedroom With Dressing Room And En-Suite Shower Room | Three Further Bedrooms | Family Bathroom | Gas C/H | Double Glazing | Solar Panels | Garage Storage Room | Driveway Parking | Good Size Gardens | Views Over Chiltern Countryside |

We are delighted to offer this extended detached family home situated in one of Downley's most sought after location enjoying stunning views over Chiltern countryside to the rear. The property is well kept throughout and provides balanced accommodation. The ground floor comprising; entrance hall, cloakroom, bay fronted living room, separate dining room, study, kitchen and utility room. The conservatory enjoys a fine outlook to the rear garden. To the first floor; landing, master bedroom with dressing area including fitted wardrobes and en-suite shower room, three further bedrooms (with fitted wardrobes to bedroom two and four) and a family bathroom. The property is heated via a gas fired central heating system, is double glazed and benefits from solar panels with a tariff feed providing for both electricity and hot water system. The property has driveway parking to the front and access to the garage storage room. The rear garden is a good size with lawn, plants, shrubs and a patio area.

Price... £699,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	65	73
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



LOCATION

The property is situated in a cul-de-sac location close to all the amenities the village of Downley has to offer. There are a number of convenience stores within walking distance as well as a highly regarded junior school. The village is centred around the common and provides woodland and countryside walks. The village is home to two pubs, village football and cricket clubs as well as various activity groups for all ages. The main town centre of High Wycombe is easily accessible, about two miles away, and provides a vast array of shopping, leisure and hospitality outlets as well as a mainline railway station to London/Birmingham.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road, continue for approximately a mile and a half and turn right at the second major set of traffic lights into Plomer Hill. Take the first turning on the left into Pheasant Drive and ascend the hill. At the top of the hill take the left turn into Sunnycroft, proceed round the right and then left-hand bends, continue for a short distance and the property can be found at end of the cul de sac the property on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

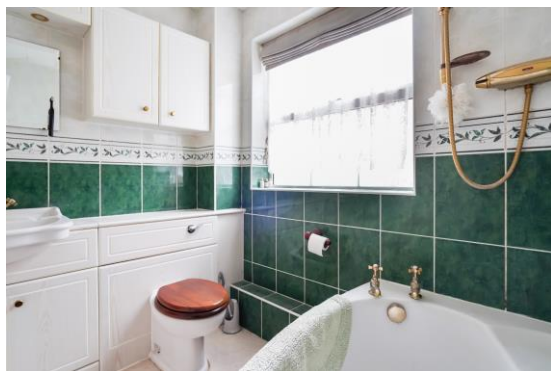
EPC RATING

D

MORTGAGE

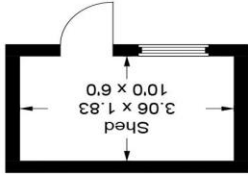
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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

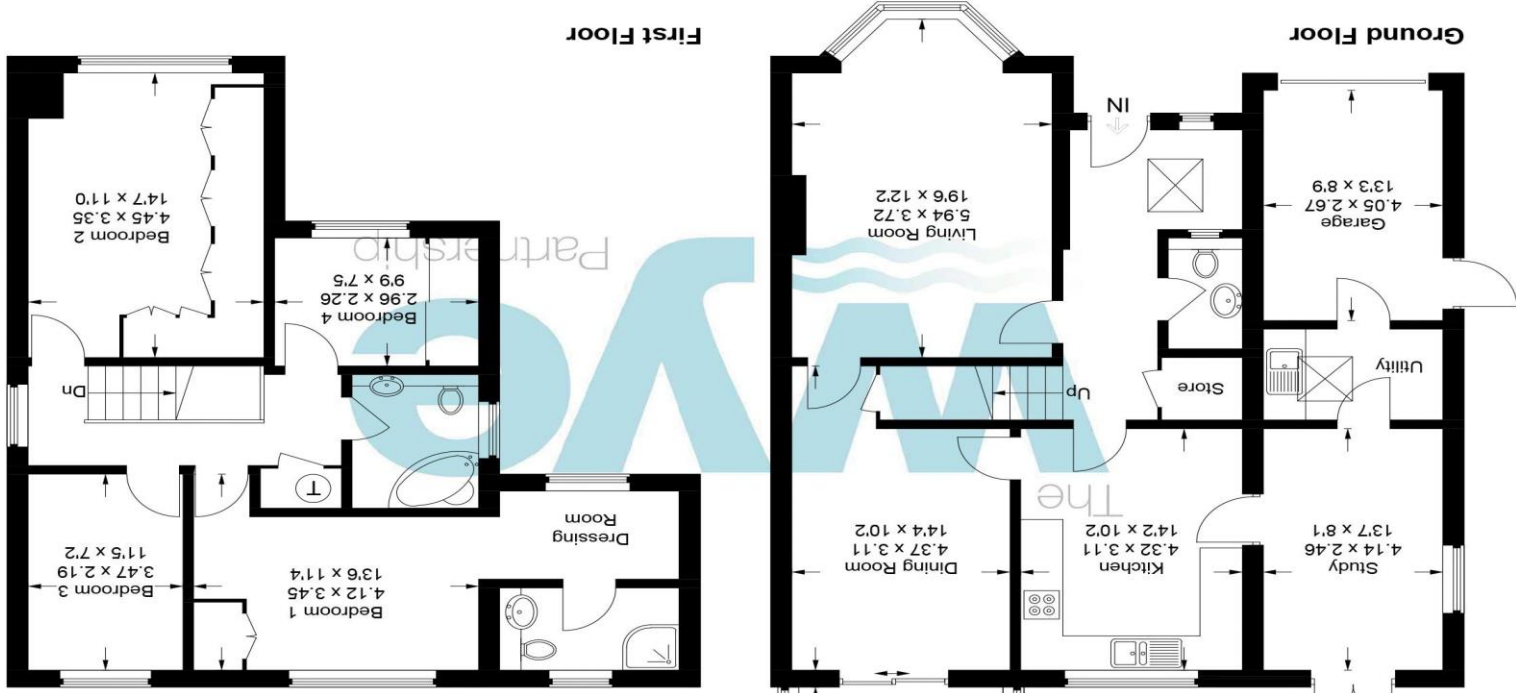


65 Sunnycroft

Approximate Gross Internal Area
Ground Floor = 104.9 sq m / 1,129 sq ft
(Including Garage)
First Floor = 67.3 sq m / 724 sq ft
Shed = 5.6 sq m / 60 sq ft
Total = 177.8 sq m / 1,913 sq ft



(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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