



3 Cherry Rise

High Wycombe, HP10 9PS

Price Guide £925,000



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High Wycombe, HP10 9PS

A spacious four bedroom detached family home in this highly desirable cul de sac, within a short walk of both Juniper Hill School and the village centre, offered for sale with no onward chain. The property offers scope to enlarge, subject to the usual permissions as it is set in a generous plot of 0.18 of an acre. Council Tax Band G. EPC Rating C

A welcoming entrance hall has a return stair case rising to the first floor with an open balustrade allowing plenty of natural light. There are doors off the hall to all the ground floor rooms including an elegant double aspect sitting room with an attractive feature fireplace and access to the dining room. The dining room benefits from glazed doors leading out to the patio and rear garden.

The kitchen also enjoys a rear aspect over the garden and is fitted with a range of cupboards and drawers above and below fitted work tops with space for all the usual appliances. There is a side door to a covered passage between the house and the garage and there is a good size cupboard housing the gas fired Vaillant wall mounted boiler.

A study and a cloakroom with WC and wash hand basin complete the ground floor accommodation.

The well planned first floor allows for a spacious, open landing area with access to the loft space and also a door leading out a small balcony above



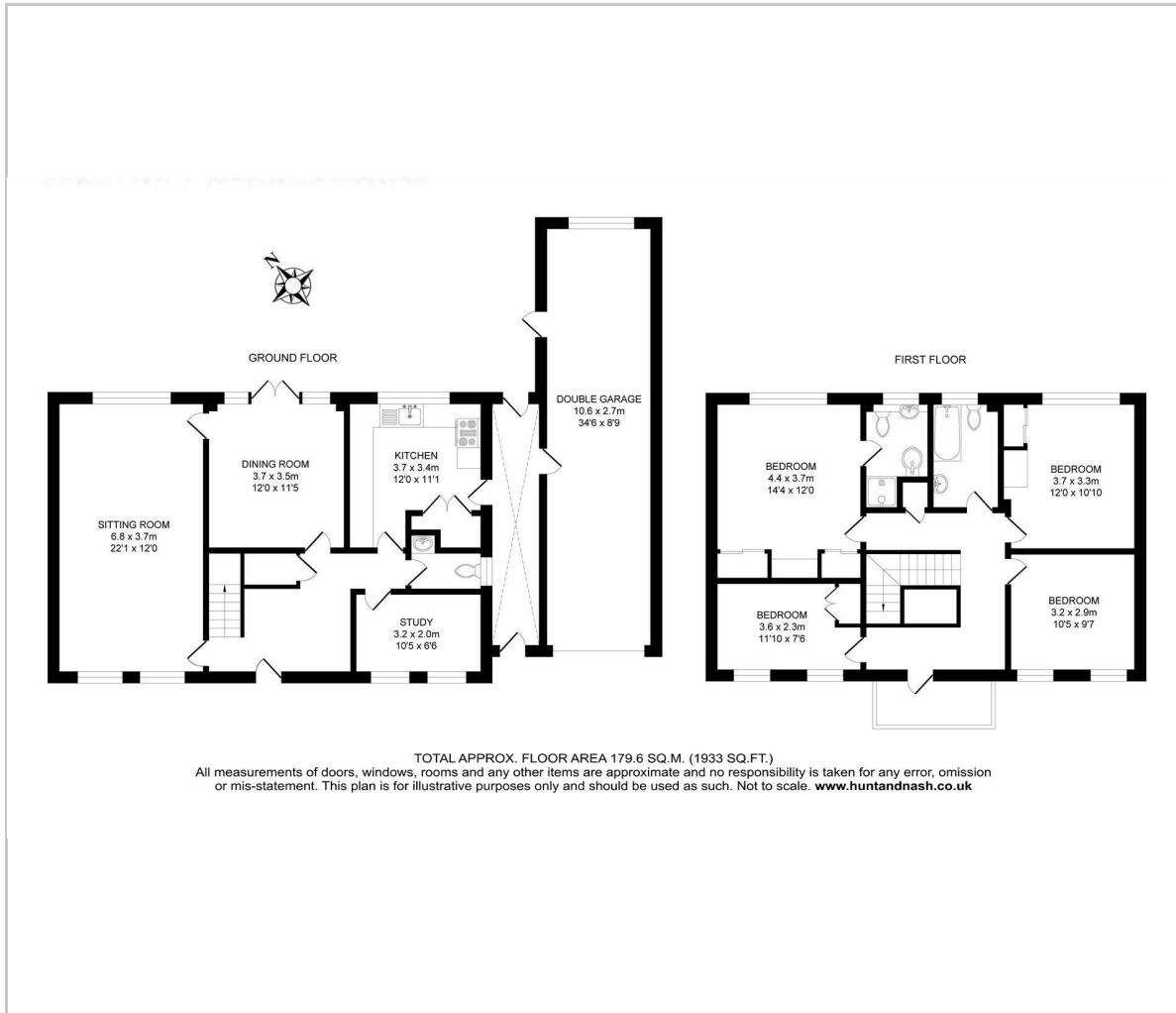


the entrance porch. The master bedroom benefits from a range of fitted wardrobes and an en suite shower room. There are three further bedrooms and a family bathroom which is in need of updating.

To the front of the property is a block paved driveway providing parking for four cars plus a double length garage with a metal up and over door and access to the covered passageway and the rear. A mature garden, well stocked with flowers and shrubs. A patio leads onto a large lawn. All is enclosed by panelled fencing and extends to 47' x 137'. The whole plot extends to about 0.18 of an acre.

Flackwell Heath is a popular village with a variety of shops for day to day needs plus a selection of pubs and restaurants. The village boasts two good primary schools, Carrington and Juniper Hill, and is also within catchment for the popular High Wycombe and Beaconsfield Grammar Schools. Swift access to the M40 motorway is available at Junction 3 or 4.

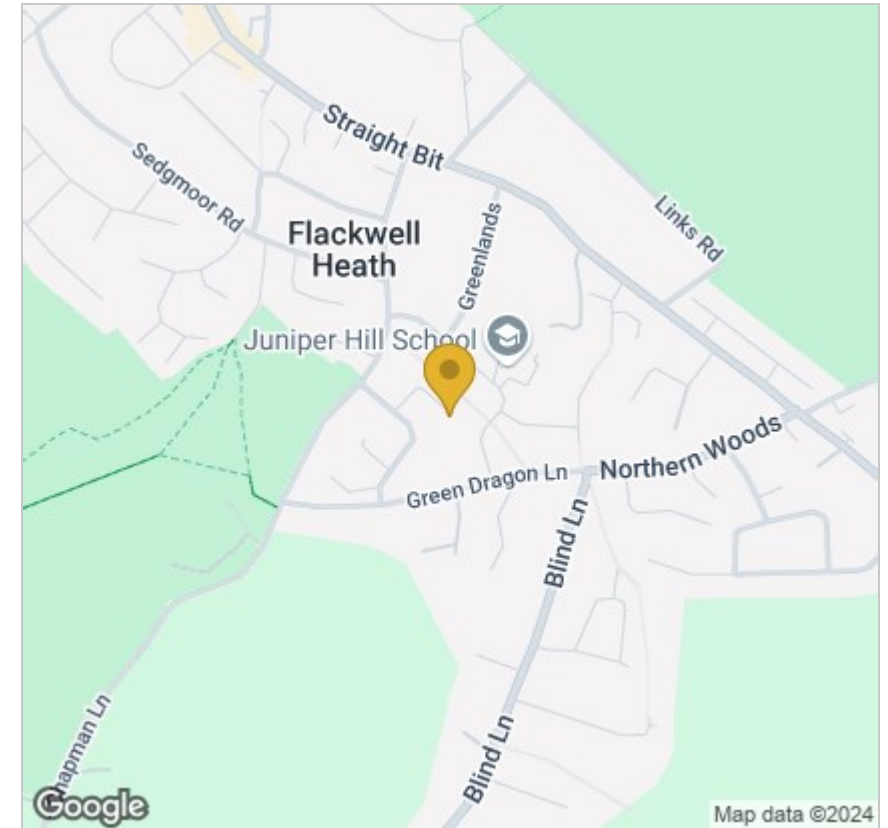
Floor Plan



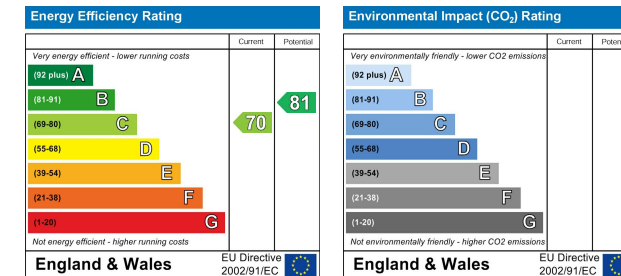
Viewing

Please contact our Bourne End Office on 01628 522 568 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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