



CRENDON **H**OUSE

Est. 1971

**7 Beechwood View, Saunderton, High Wycombe,
Buckinghamshire, HP14 4HR**

£365,000 - Freehold

Situated within a small and attractive mews development in the popular village of Saunderton, this lovely two bedroom home offers bright and spacious accommodation with pleasant views across adjoining countryside.

The property benefits from two double bedrooms, two bathrooms, a private rear garden and allocated car port parking. Saunderton railway station is also conveniently located nearby, providing direct services into London. The ground floor accommodation begins with an entrance hallway providing access to a downstairs cloakroom and the principal living areas. Positioned at the front of the property, the kitchen is fitted with a range of modern units with integrated appliances. To the rear is a generous living and dining room with ample space for both furniture and a dining table. French doors open directly onto the private rear garden, creating a light and airy living space with an attractive outlook. On the first floor are two comfortable double bedrooms, both benefiting from fitted wardrobes. The principal bedroom enjoys views across the neighbouring countryside and has the additional benefit of an en-suite shower room. A separate family bathroom fitted with a bath completes the first-floor accommodation. Externally, the property offers a private and level rear garden with a patio seating area. Further benefits include an allocated parking space and an additional covered parking space within a carport. The surrounding development has an attractive semi-rural feel with open countryside immediately nearby.

Beechwood View is situated within the popular village of Saunderton, surrounded by the attractive Chiltern Hills countryside. The location offers a peaceful semi-rural setting whilst remaining conveniently positioned for nearby towns and excellent transport connections. Saunderton railway station provides direct services into London Marylebone, making the area particularly appealing to commuters. The nearby towns of Princes Risborough and High Wycombe offer a comprehensive range of shopping facilities, supermarkets, restaurants and leisure amenities, along with further schooling options. Road connections are also convenient, with access to the M40 motorway providing routes towards Oxford, London and the wider motorway network.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £75(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Two Double Bedroom Terraced Home

Attractive Mews Development In Saunderton

Spacious Living And Dining Room

Fitted Kitchen With Integrated Appliances

Downstairs Cloakroom

Two Well Presented Bathrooms

Private Rear Garden

Countryside Views

Council Tax Band: D
EPC Rating: C



Crendon House – Wooburn Green

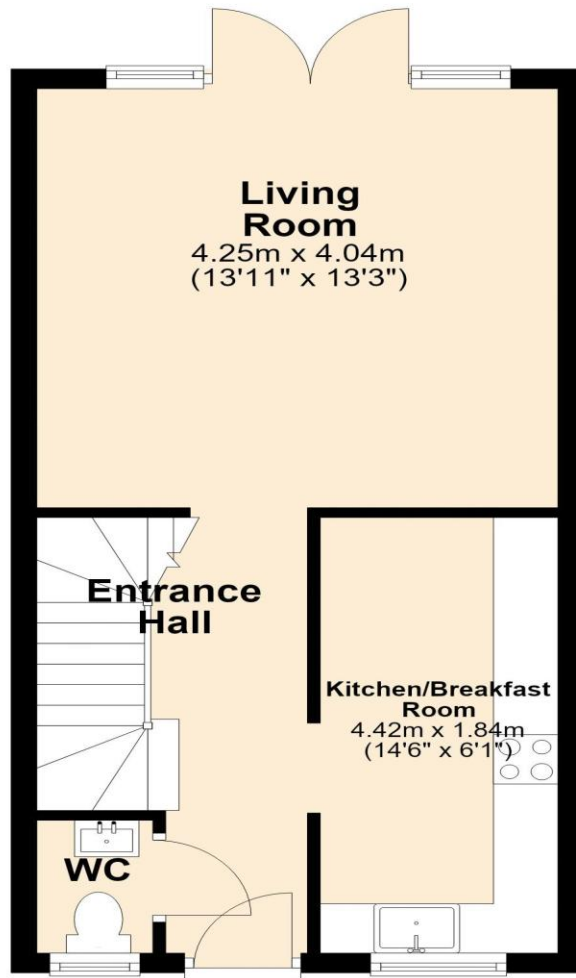
Tel: 01628 527766

Suffolk House
54 – 55 The Green
Wooburn Green
Bucks
HP10 0EU

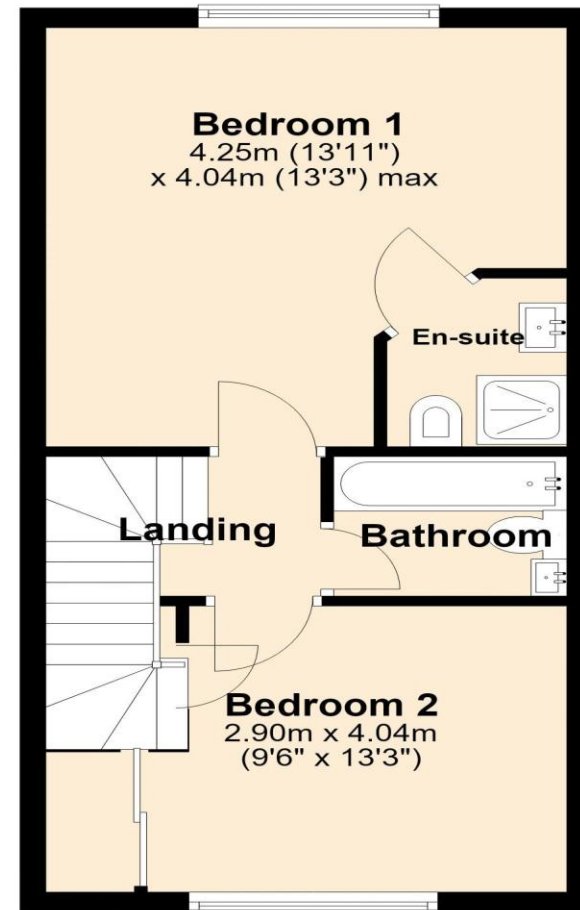
wooburn@crendonhouse.com

www.crendonhouse.com

Ground Floor



First Floor



Total area: approx. 70.9 sq. metres (763.7 sq. feet)



Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.