



2 Cascadia Close, High Wycombe, Buckinghamshire, HP11 1JW

A superb opportunity to purchase a unique and rarely available and extended, four-bedroom, detached family home that is tucked away in a superb and quiet cul-de-sac position, just off the Kingsmead Road. This property is perfectly located for those looking to commute to London due to it's close proximity and easy access to junction 3 of the M40 as well as being just a short walk of Wycombe Marsh and Loudwater combined school. This detached home really does provide good size bedrooms with ample space on the ground floor to accommodate a large family, there is also the possibility of converting the garage should you require a home office or further reception. The accommodation comprises; entrance hall, guest cloakroom, utility room with door to garage and rear garden, fitted kitchen/breakfast room, with double doors that lead to a spacious L-shaped lounge with a centre piece fireplace, dining room, conservatory, four bedrooms and a four piece bathroom. The property also benefits from gas central heating, double glazed, driveway parking, garage, enclosed and secluded gardens on a level plot that are south/west facing and are well established that also includes a decking area, pond, summer house and storage shed. This really is a superb home and an early viewing is advised.



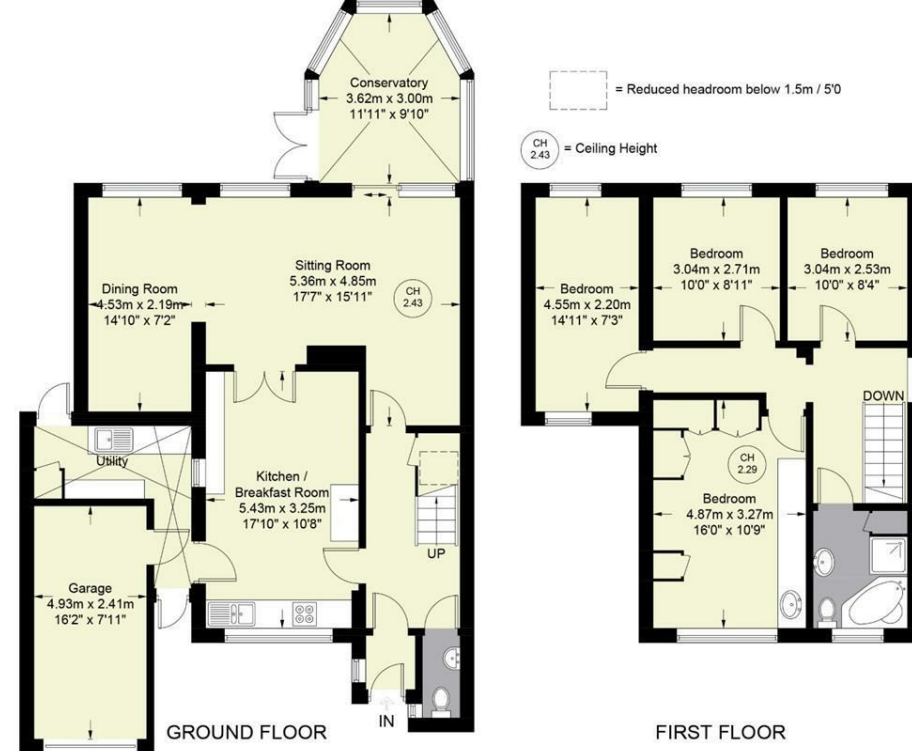
IDEAL FAMILY HOME
QUIET CUL-DE-SAC IN LOUDWATER
GARAGE & DRIVEWAY PARKING
FOUR BEDROOMS
UTILITY ROOM & GUEST CLOAKROOM
SOUGHT-AFTER LOCATION
INTERNAL VIEWING ADVISED
FITTED KITCHEN/BREAKFAST ROOM
DOUBLE GLAZED AND GAS CENTRAL HEATING
GOOD ACCESS TO JUNC 3 OF THE M40







Cascadia Close
 Approximate Gross Internal Area
 Ground Floor = 1034 sq ft / 96.1 sq m (Including Garage)
 First Floor = 654 sq ft / 60.8 sq m
 Total = 1688 sq ft / 156.9 sq m



Floor Plan produced for Hursts by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hursts
 Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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