

CRENDON **H**OUSE

Est. 1971



**30 The Haystacks, High Wycombe,
Buckinghamshire, HP13 6PY**

£540,000 - Freehold

Crendon House are delighted to offer this fantastic four bedroom family home that has been comprehensively improved and thoughtfully reconfigured by the current owners, creating a stylish and contemporary home approaching 1,400 sq ft. The property has undergone significant enhancements, most notably the conversion of the former garage to create a practical utility room and a superb open-plan layout that perfectly suits modern family living. At the centre of the home is a stunning kitchen/dining room featuring a central island, quality integrated appliances and bi-folding doors opening directly onto the landscaped rear garden. The ground floor further benefits from a comfortable sitting room, cloakroom and practical utility room. Arranged over the upper two floors are four well-proportioned bedrooms. The first floor offers an impressive master bedroom together with a further double bedroom and modern family bathroom. The second floor provides two additional bedrooms and a beautifully appointed shower room, making the layout ideal for growing families, guests or those working from home. Outside, the rear garden has been completely transformed to offer a large paved terrace leading down to a level lawned garden, all enjoying a private and attractive setting. To the front, the owners have landscaped the driveway to create additional parking for numerous vehicles, complementing the existing off-road parking and significantly enhancing practicality. The Haystacks is a highly sought-after residential cul-de-sac ideally positioned within easy walking distance of High Wycombe town centre and mainline railway station. The property enjoys a particularly convenient setting, with the station just a few minutes' walk away, offering direct services to London Marylebone in as little as 25 minutes, making it an excellent choice for commuters. High Wycombe town centre provides an extensive range of shopping, leisure and dining facilities, including the Eden Shopping Centre, cinema, restaurants, cafés and gyms. The Haystacks is in catchment for highly regarded primary and secondary schools nearby, including excellent grammar school options such as John Hampden Grammar School for boys, Wycombe High School for girls and The Royal Grammar School, all of which have contributed to Buckinghamshire's long-standing reputation for educational excellence. The area also benefits from a variety of recreational facilities, sports clubs and beautiful countryside walks within the Chiltern Hills. For those travelling by road, Junction 4 of the M40 is easily accessible, providing convenient links to London, Oxford and Birmingham. Combining outstanding transport connections, excellent schooling and the convenience of town centre amenities within walking distance, this location continues to be one of High Wycombe's most desirable and practical places to live.

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 is £50(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.





Beautifully Reconfigured Four
Bedroom Family Home

Stunning Open Plan Kitchen/Dining
Room

Bi-Folding Doors Opening Onto
Rear Garden

Four Double Bedrooms

Modern Family Bathroom, Shower
Room And Cloakroom

Utility Room

Private Landscaped Rear Garden

Council Tax Band: D
EPC Rating: C

Crendon House – Wooburn Green

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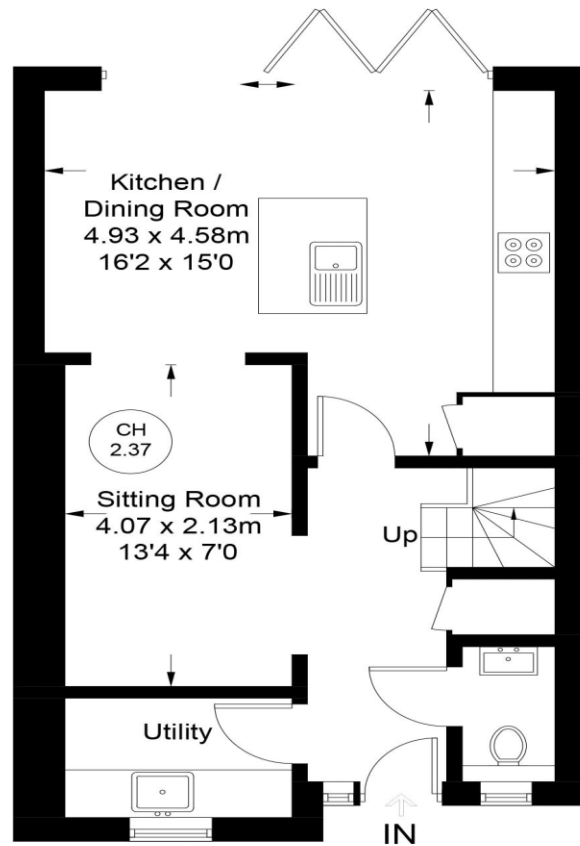
www.crendonhouse.com



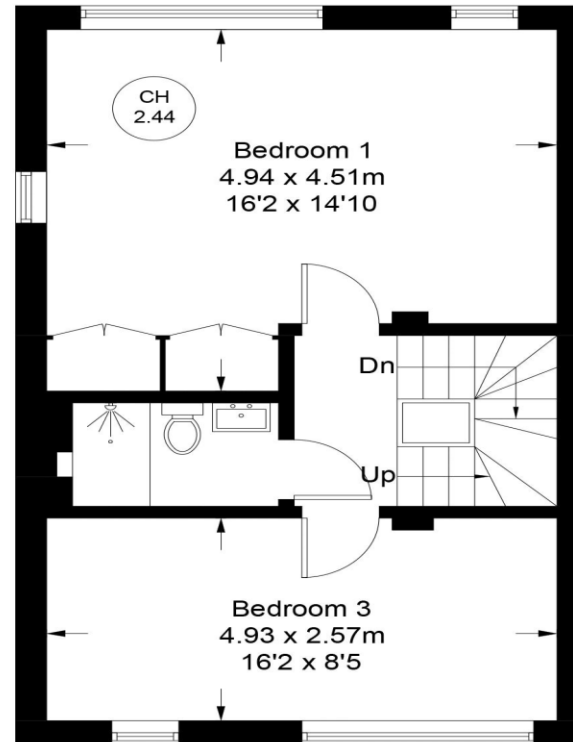
Approximate Gross Internal Area
 Ground Floor = 43.7 sq m / 470 sq ft
 First Floor = 43.1 sq m / 464 sq ft
 Second Floor = 43.1 sq m / 464 sq ft
 Total = 129.9 sq m / 1398 sq ft



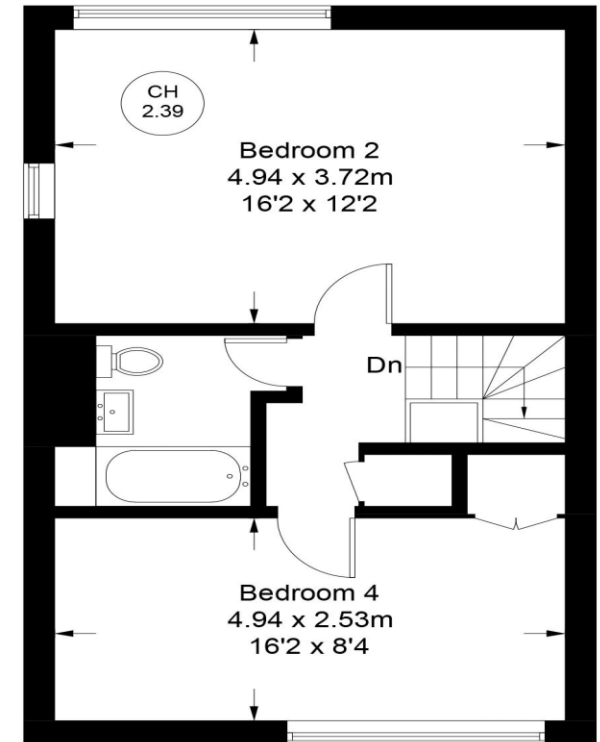
CH
2.37 = Ceiling Height



Ground Floor



First Floor



Second Floor

Floor Plan produced by Media Arcade Ltd ©.

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.



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.