





# Merano School Close, Cryers Hill, High Wycombe, HP15 6JX

A rare opportunity to acquire this three-bedroom detached chalet bungalow that offers flexible accommodation and is situated in a private cul-de-sac in this popular village. The accommodation comprises; entrance hallway, sitting/dining room, fitted kitchen with breakfast island, generous conservatory leading to the garden, two double ground floor bedrooms, large main bedroom on the first floor, family bathroom. The property further benefits; detached garage, double glazing, gas central heating, parking for three vehicles, well maintained gardens with patio area ideal for entertaining and a storage shed. This superb family home is offered to the market with NO ONWARD CHAIN.

The village provides a convenience store within a walking distance of the property, local pubs and restaurants are close by too, bus routes to High Wycombe and Great Missenden, and an active cricket club. Merano is situated within catchment for a number of highly regarded state and private schools. Catering for both primary and secondary ages, the Great Kingshill primary school is a stone's throw away, local secondary schools with Ofsted rated 'Outstanding' - The Royal Grammar School for Boys and Wycombe High School for Girls are a bus ride away. Further, local state school, The Misbourne in Great Missenden, and private schooling is also available at Pipers Corner.



- SOUGHT AFTER VILLAGE
- PRIVATE CUL-DE-SAC
- NO ONWARD CHAIN
- CLOSE TO SCHOOLS
- GAS CENTRAL HEATING
- THREE DOUBLE BEDROOMS
- SINGLE DETACHED GARAGE
- OPEN PLAN LIVING AREA
- SOUTH FACING GARDEN
- PARKING FOR THREE CARS





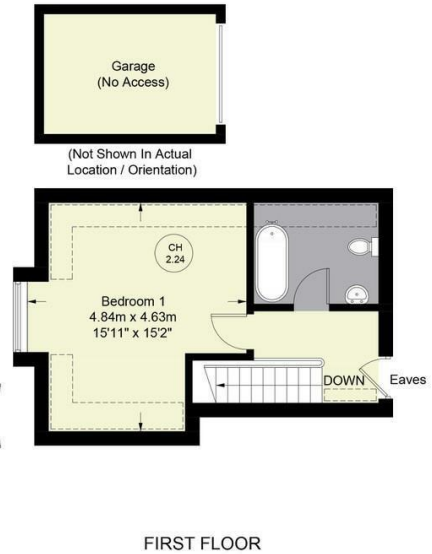
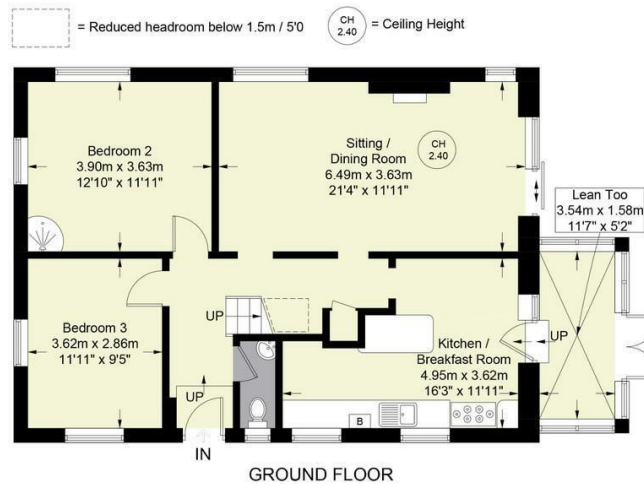






### School Close, Cryers Hill

Approximate Gross Internal Area  
Ground Floor = 909 sq ft / 84.5 sq m  
First Floor = 348 sq ft / 32.3 sq m  
(Excluding Garage)  
Total = 1257 sq ft / 116.8 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

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