Hurst Estate Agents

41 Doolittle Avenue, High Wycombe, Buckinghamshire, HP11 1BD

£700,000

41 Doolittle Avenue, High Wycombe, Buckinghamshire, HP11 1BD

Offered to the market with NO ONWARD CHAIN and presented in IMMACULATE CONDITION throughout, this bright and spacious four bedroom detached family home provides 1,759 sq. ft. of well planned accommodation. Constructed in 2021 by the highly regarded Taylor Wimpey Homes, the property combines modern design with practical family living. Positioned on a highly sought after residential development, the home is ideally located within walking distance of two of the town's most prestigious grammar schools, Wycombe High School and John Hampden Grammar School, making it particularly appealing for families. The accommodation is both generous and versatile, comprising a welcoming entrance hall, guest cloakroom, a dual-aspect living room with patio doors opening onto the rear garden, and a large kitchen/dining room - perfect for entertaining and everyday living. There is also a separate office/study (which could be used as a fifth bedroom), ideal for home working. Upstairs, the property offers four well proportioned bedrooms, including a principal bedroom with a modern en-suite shower room, alongside a sleek family bathroom. Externally the property offers a large, corner plot enclosed rear garden which is surrounded by a secure and private wall, featuring rear gate access to the driveway, providing off street parking for up to three vehicles and a garage. Additional benefits include built in Hammonds wardrobes, gas central heating, UPVC double glazing, and the remainder of the NHBC warranty, offering peace of mind for prospective buyers. This is a superb opportunity to acquire a turn-key family home in a prime location, ready for immediate occupation. Please note, there is an annual service charge for the upkeep of the development which is only £490 per annum.

NO ONWARD CHAIN

LARGE 1,759 SQ.FT DETACHED FAMILY HOME

HIGHLY SOUGHT AFTER DEVELOPMENT

BUILT IN 2021 BY TAYLOR WIMPEY HOMES

EN-SUITE SHOWER ROOM

OFFICE/STUDY

LARGE KITCHEN/DINING ROOM

DOUBLE ASPECT LIVING ROOM

GARAGE & DRIVEWAY PARKING

CLOSE TO GRAMMAR SCHOOLS

Doolittle Avenue

Approximate Gross Internal Area
Ground Floor = 753 sq ft / 70.0 sq m
First Floor = 746 sq ft / 69.3 sq m
Garage = 260 sq ft / 24.2 sq m
Total = 1759 sq ft / 163.5 sq m

Floor Plan produced for Hursts 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.

Hurst 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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE
Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk