



Estate Agents
Hurst

Fernhurst, Limmer Lane, High Wycombe, Buckinghamshire, HP12 4QR

£715,000

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Offered to the market in immaculate condition throughout is this rarely available and truly exceptional five bedroom semi-detached family home, providing an impressive 2,276 sq. ft. of accommodation arranged over three floors.

Situated in a highly sought after and peaceful location, the property enjoys an enviable position just a stones throw from the picturesque Booker Common, offering beautiful woodland and countryside walks right on the doorstep. Despite its green setting, the home remains conveniently located for excellent local schooling, including Wycombe High School and John Hampden Grammar School, as well as Junction 4 of the M40 motorway and other transport links.

The accommodation comprises; welcoming entrance hall, guest cloakroom/shower room, family room with feature fireplace, and a stunning triple aspect living room featuring a log burner and patio doors opening directly onto the rear garden. The heart of the home is the superb L-shaped kitchen/dining room, measuring over 20ft x 17ft, fitted with modern units, integrated appliances and a breakfast bar, providing an ideal space for both everyday family living and entertaining. Further accommodation on the ground floor includes a utility room with access to a large integral garage, offering excellent potential for conversion into additional living accommodation, subject to the necessary planning permissions. To the first floor are four generous double bedrooms, including a principal bedroom with fitted wardrobe and a modern en-suite shower room, alongside a modern family bathroom. The second floor provides a further double bedroom with extensive eaves storage.

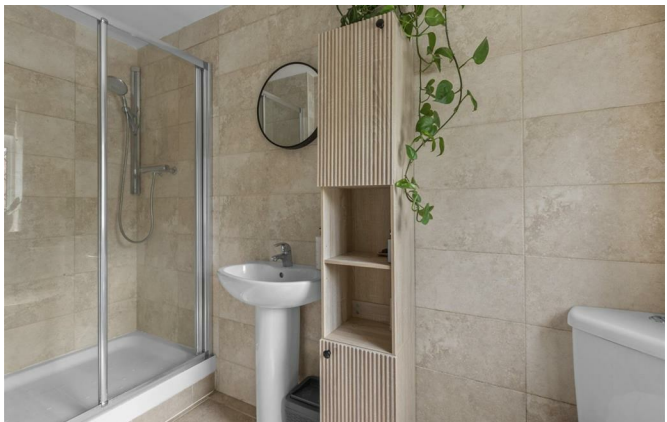
Further benefits include; driveway parking for multiple vehicles and a beautifully maintained, secluded rear garden with gated side access. A mature wisteria covers the rear elevation, creating a stunning display during the spring months and adds to the property's charm.



TRULY STUNNING FAMILY HOME
2,276 SQ.FT - SET OVER THREE FLOORS
FIVE DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
GUEST CLOAKROOM/SHOWER ROOM
GARAGE & DRIVEWAY PARKING
NEWLY FITTED KITCHEN/DINER
LANDSCAPED & SECLUDED REAR GARDEN
HIGHLY SOUGHT AFTER LOCATION
CLOSE TO GRAMMAR SCHOOLS

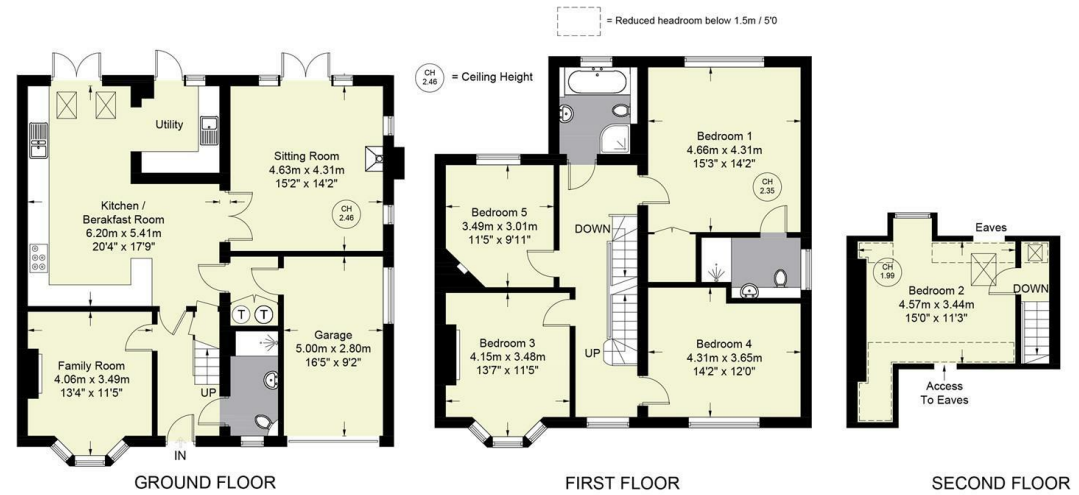






Fernhurst, Limmer Lane

Approximate Gross Internal Area
 Ground Floor = 1076 sq ft / 100.0 sq m
 (Including Garage)
 First Floor = 974 sq ft / 90.5 sq m
 Second Floor = 226 sq ft / 21 sq m
 Total = 2276 sq ft / 211.5 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.



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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