



Cherry Blossom, Willow Avenue, High Wycombe, Buckinghamshire, HP12 4QU

Asking Price | £2,750

## Property Features

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- Substantial Four Bedroom, Three Bathroom Semi-Detached Family Home Arranged Over Three Floors
- Front-Facing Living Room and Spacious Modern Kitchen/Dining Room
- Good-Sized Rear Garden Accessed Directly From the Kitchen/Diner
- Separate Utility Room
- Three Double Bedrooms on the First Floor, Including Principal Suite With Walk-In Dressing Area and En-Suite
- Top Floor Double Bedroom With Separate Bathroom, Ideal for Guests or Home Working
- Stone's Throw From Booker Common and Woodland Walks
- Excellent Access to Local Amenities, Schools, the A40, M40 and High Wycombe Railway Station
- EPC Rating B / Council Tax Band E
- Available from Early August

## Full Description

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Situated on the popular Willow Avenue in High Wycombe, this substantial and well-presented four-bedroom, three-bathroom semi-detached home offers generous and versatile accommodation arranged over three floors, making it an ideal family home.

The ground floor comprises a welcoming living room to the front of the property, together with a spacious and contemporary kitchen/dining room, providing the perfect space for family living and entertaining. Bi-Fold doors lead directly from the kitchen/diner to a good-sized rear garden, creating an excellent indoor-outdoor living space for families and summer entertaining. A separate utility room offers additional practicality and storage.

On the first floor are three well-proportioned double bedrooms, including an impressive principal suite featuring a walk-in dressing area and an en-suite bathroom complete with both a bath and separate shower cubicle. A modern family bathroom serves the remaining bedrooms on this floor.

The second floor offers a further spacious double bedroom along with a separate bathroom, creating an ideal guest suite, teenager's retreat, or private workspace.

The property enjoys a fantastic position just a stone's throw from Booker Common and the surrounding woodland, providing excellent opportunities for walking, cycling and outdoor recreation.

Willow Avenue is conveniently located within easy reach of local shops, supermarkets, highly regarded schools and everyday amenities. The property benefits from excellent transport connections, with easy access to the A40 and M40 motorway (Junction 4), making commuting to London, Oxford and surrounding areas straightforward. High Wycombe Railway Station provides regular services to London Marylebone, with journey times from approximately 30 minutes.

Offering spacious accommodation, modern living spaces, a generous rear garden and a superb location close to open countryside and excellent transport links, this outstanding home is perfectly suited to families seeking both comfort and convenience.

Available to rent from early August. Early viewing is highly recommended!











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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements