



**4 Bookerhill Road, High Wycombe, HP12 4HA**

**In Excess of £450,000**

# 4 Bookerhill Road

High Wycombe, High Wycombe

- Extended Semi-Detached Family Home
- Lounge, Kitchen/Dining Room, Conservatory
- Utility Room, Cloakroom, Three Bedrooms, Bathroom
- Double Glazing, Gas Radiator Heating
- Far Reaching Valley Views
- Garage, Gardens, Driveway Parking

Situated in a residential location, the property has convenience stores close by which cater for most day-to-day needs whilst larger supermarkets and a department store are easily accessible by car as well as leisure facilities and hospitality venues. The town centre of High Wycombe is approximately 2-miles away and provides a vast selection of shopping facilities and mainline rail link to London Marylebone. The M40 motorway is just a short drive.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



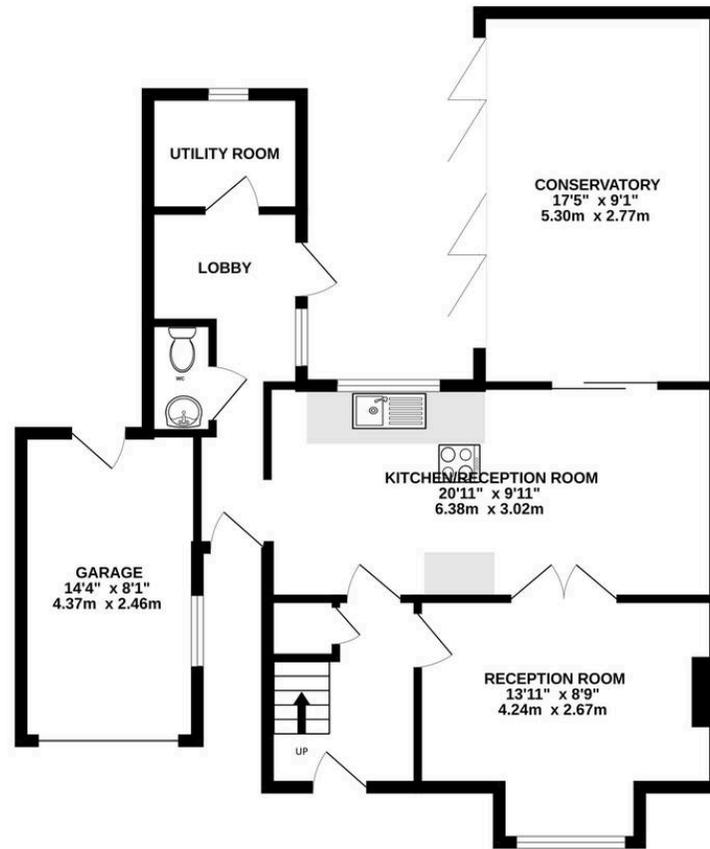
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High Wycombe, High Wycombe

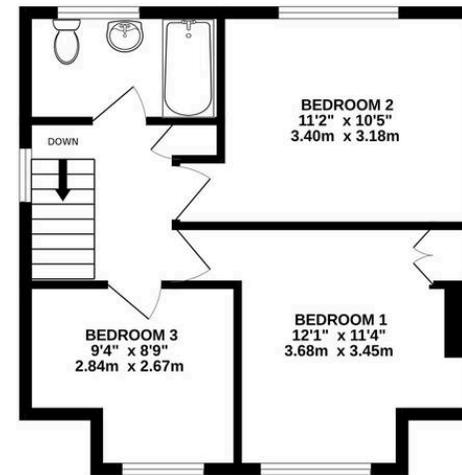
Presented to the market is this extended three bedroom semi-detached family home to the South West of High Wycombe. The ground floor features a welcoming lounge, a generously sized kitchen/dining room (perfect for family meals and entertaining), and a bright conservatory that provides additional living space. There is also a practical utility room and a convenient cloakroom, enhancing the functionality of the home. Upstairs, you will find three well-proportioned bedrooms and a family bathroom, all thoughtfully arranged to maximise comfort and privacy. The property benefits from double glazing and gas radiator heating throughout. Additional features include a garage (providing valuable storage or parking options), driveway parking for multiple vehicles, and far reaching valley views . This property is perfectly suited for families or those seeking a comfortable and versatile home in a desirable location. An early viewing is recommended..



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# The Wye Partnership High Wycombe

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