



Keegan White
ESTATE AGENTS

36 Sunnybank | £625,000



Features

- No Onward Chain
- 4 Beds, 2 Bath
- Contemporary Kitchen
- Garden Room
- 'L' Shaped Lounge Diner
- Garage

The front door opens into an entrance hall with stairs to first floor, the guest cloakroom, and gives access to the remainder of the ground floor accommodation. the kitchen has windows to front aspect that have fitted blinds and is fully equipped with a range of base and eye level storage units above and below the worktop. The living room is 'L' shaped, providing a large lounge area and a separate dining area, with widows and patio doors to the rear. To the first floor, are the four bedrooms, one of which has a compact ensuite shower room, and the modern family bathroom.

Externally, there is driveway parking for several vehicles to the front, and the garage. There is access to the back of the house through the garage, and the gardens are split into two main sections. Immediately to the back of the house there is a large patio which is ideal for dining and entertaining. There are steps rising to the upper section that comprises of a large lawned garden with fencing and shrubs to borders, and to the rear there is a garden studio that also has a kitchenette and shower room.



With schooling close by, Sunnybank is a highly regarded residential development within the village of Widmer End, offering a good mixture of family properties, a decent parade of shops and communal open spaces. Widmer End is within a group of villages in the Chilterns between High Wycombe and Great Missenden both of which offer a mainline railway station linking London Marylebone. The former has a vibrant town and shopping centre and the latter a picturesque village with a more traditional range of shops and amenities. Within the village

is a good community spirit, a local parade of shops, schooling and recreational facilities. The neighbouring villages of Holmer Green, Hazlemere and Great Kingshill also offer a number of local public houses and restaurants.

Property details:
Council tax band: E
Energy Performance Rating: EPC: C (70)





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Approximate total area⁽¹⁾
1465.71 ft²
136.17 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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