



**2 The Spinney, High Wycombe, Buckinghamshire, HP11 1QE - £775,000**



*An attractive, detached family home on this popular development that offers spacious and well-presented accommodation.*

One of just a handful of these larger style of detached family homes on this ever-popular development. This attractive four-bedroom detached family home is situated within a popular development, conveniently located for local amenities and transport links. The property offers generous and versatile living space, featuring a welcoming entrance hall with cloakroom, three well-proportioned reception rooms (ideal for formal entertaining and family relaxation), and a spacious kitchen/dining room that is perfect for modern lifestyles, complemented by a practical utility room. The master bedroom benefits from a walk-in wardrobe and a contemporary en-suite shower room, while three further double bedrooms are served by a stylish family bathroom. Additional features include gas fired central heating and double glazing throughout, ensuring comfort and efficiency. The property also boasts a garage and driveway parking, providing ample space for multiple vehicles. Within walking distance of sought-after schools, including grammar schools for both boys and girls, this home is perfectly positioned for families seeking convenience and quality. This is an excellent opportunity to acquire a well-presented, spacious home in a desirable location, offering flexible accommodation to suit a variety of needs. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.

## Key Features

- Attractive Detached Family Home
- Popular Development
- Convenient To Local Amenities & Transport Links
- Three Reception Rooms
- Large Kitchen/Dining Room
- Utility
- Cloakroom
- Master Bedroom With Walk-In Wardrobe & En-Suite
- Three Further Double Bedrooms
- Family Bathroom
- Gas Fired Central Heating
- Double Glazing
- Garage
- Driveway Parking
- Garden
- Walking Distance Of Sought After Schools Including Grammar For Boys & Girls
- Offers Flexible Accommodation





### Location

Situated just over 1 mile to the south of the town centre with many facilities on the doorstep, including supermarkets, cinema, gymnasium, as well as having a park and ride bus service into the town centre, providing a whole range of shopping and leisure facilities, as well as numerous restaurants. The property also has easy access to the motorway network. Just a stone's throw away from the highly regarded schools, including Wycombe High School and John Hampden Grammar School.

Council Tax band: F

Tenure: Freehold

EPC: D



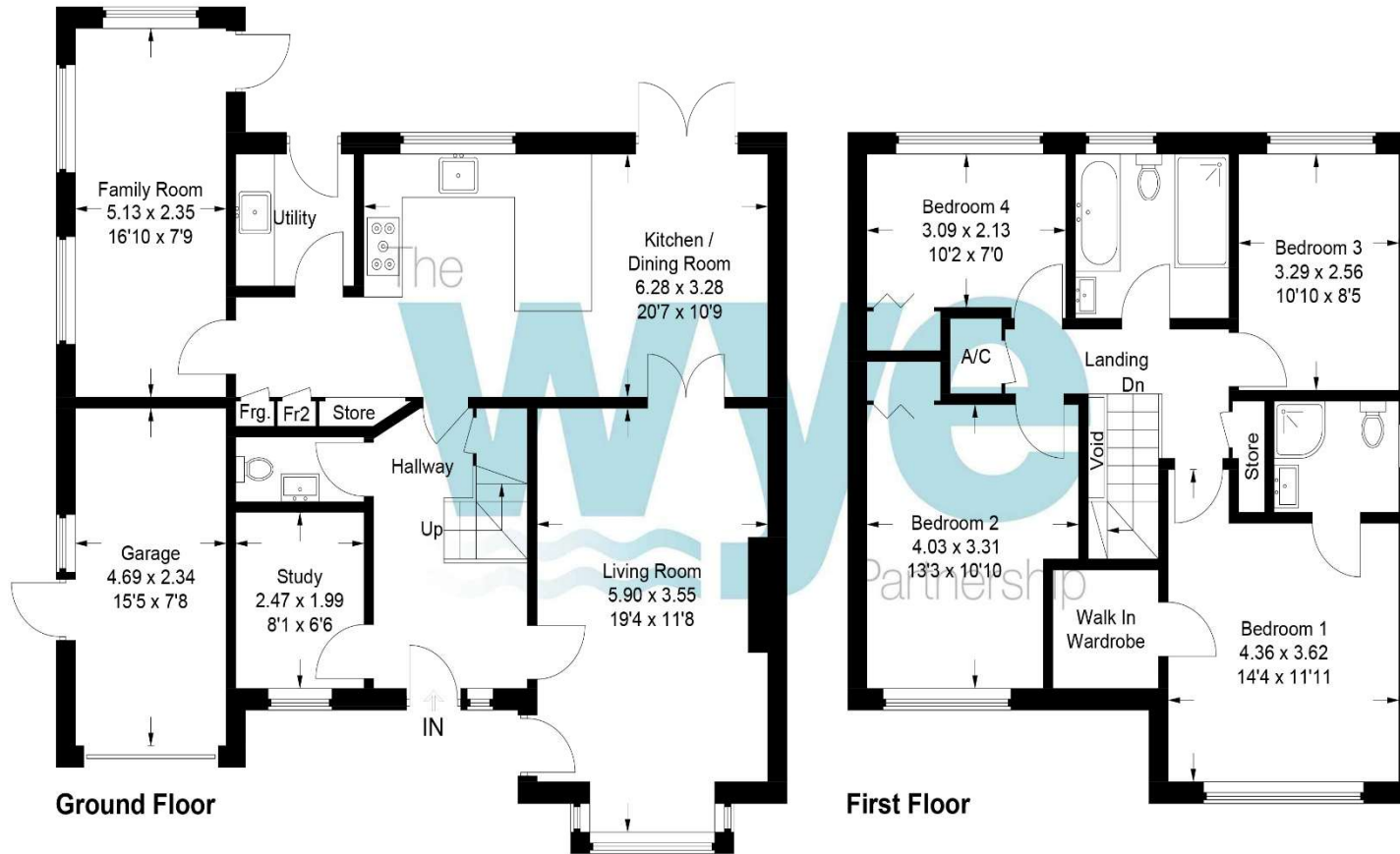
### Directions

From the multi roundabout system in High Wycombe, ascend Marlow Hill, continuing to through three sets of traffic lights and turning left at the fourth at Wycombe Sports Centre. Take the first turning on the left into Fair Ridge and then take the first turning right which is also Fair Ridge. Take the first turning left into The Spinney and number 2 can be found immediately on your right.

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc. of VAT) is charged for each individual and paid directly to our supplier.

## 2 The Spinney, High Wycombe, HP11 1QE

Approximate Gross Internal Area  
Ground Floor = 93.4 sq m / 1,005 sq ft (Including Garage)  
First Floor = 66.5 sq m / 716 sq ft  
Total = 159.9 sq m / 1,721 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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Wye House, 15 Crendon Street, High Wycombe, Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk

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