



“LYNDALE” 19 LIMMER LANE, BOOKER
PRICE: £900,000 FREEHOLD

am ANDREW
MILSON

**LYNDALE, 19 LIMMER LANE
BOOKER
HP12 4QR**

PRICE: £900,000 FREEHOLD

A superbly appointed and cleverly extended detached family home ideally located in High Wycombe Grammar school catchments and within a short walk of Booker Common and its surrounding woodland.

**PRIVATE 100FT REAR GARDEN:
MAIN BEDROOM WITH VAULTED CEILING:
THREE FURTHER DOUBLE BEDROOMS
TWO ENSUITE BATH/SHOWER ROOMS:
FAMILY BATHROOM: CLOAKROOM:
FOUR RECEPTION ROOMS:
KITCHEN/BREAKFAST ROOM:
UTILITY ROOM: GAS CENTRAL HEATING:
PLANTATION SHUTTERS: DOUBLE
GLAZING: DETACHED STUDIO:
PLANNING CONSENT FOR EXTENSION.**

TO BE SOLD: Situated in a popular residential area in a quiet, no through road leading to Booker Common is this thoughtfully improved and extended four bedroom detached house, offering versatile living accommodation with its four reception rooms – one currently being used as a downstairs guest room and four further double bedrooms to the first floor. This home is strongly recommended for an internal viewing. Limmer Lane is situated on the west side of High Wycombe conveniently placed for access to J 4 of the M40 at Handy Cross, the property is also well placed for the nearby towns of Marlow and High Wycombe. Both offer an excellent array of shopping facilities and Grammar schooling for boys and girls. High Wycombe also has a mainline railway station to Marylebone with Marlow station serving the Elizabeth line via Maidenhead. The property is located in a fine semi-rural location close to and with walks in open countryside. The accommodation further comprises;

VAULTED ENTRANCE HALL double glazed windows, radiators with covers, stone tiling, oak staircase to first floor with cupboard under with electricity and gas meters, coat/shoe cupboard.

CLOAKROOM low level wc. wash basin and vanity unit for storage, radiator



STUDY/GUEST BEDROOM oak flooring, working fireplace, built in shelves and cupboards with recess lighting, double glazed windows to front with plantation shutters, radiator with cover.

OFFICE oak flooring, fitted office, Ethernet cable, radiator, Velux window.



KITCHEN/BREAKFAST ROOM with double doors from hallway, a bright and airy L-shaped room overlooking the garden offering a vast range of wood fronted wall and base units with granite work tops over, breakfast bar with seating for six, microwave, dishwasher, electric oven and grill oven, five ring gas burner with extractor fan, pan drawers, one and a half bowl sink with mixer taps, double glazed window, door to **REAR PORCH** with the Worcester boiler and accessing the garden.



DINING ROOM with oak flooring, panelled walls, recessed windows with built in storage cupboards under, radiator with cover, ornate feature fireplace.



LOUNGE accessed via double doors from the kitchen, oak flooring, built in media wall with ceiling speakers, double glazed patio doors to garden.

UTILITY ROOM stone flooring, range of wooden fronted wall and base units with granite work surfaces, sink with drainer and mixer tap, plumbing for washing machine, space for dryer.

FIRST FLOOR LANDING with airing cupboard, access to fully boarded loft with ladder and recently created storage, doors to;



MAIN BEDROOM with vaulted ceiling, oak truss beams, full height windows with plantation shutters overlooking the garden, Velux windows, Bose speaker system, radiators, wall lights and opening to **WALK IN WARDROBE AREA** leading to;

ENSUITE BATHROOM four-piece suite of low level wc, wash basin with mirrored vanity over, double shower with rain water shower head and jet options, enclosed bath tub with mixer taps, wall mounted mirror and floor to ceiling tiles.

FAMILY BATHROOM With a suite of grey panelled bath with shower over, matching vanity cupboard with wash basin, recessed shelving, low level wc, floor to ceiling tiles, double glazed window, heated towel rail



BEDROOM TWO Double glazed windows to front with plantation shutters with radiator under access to;

ENSUITE SHOWER ROOM with enclosed shower cubicle, wash basin with storage cupboard under and mirrored vanity over with wall lights, low level wc, heated towel rail.

BEDROOM THREE with a stylish panelled wall, double glazed window to rear with plantation shutters, radiator under.

BEDROOM FOUR dual aspect double glazed windows, plantation shutters, radiator, oak flooring.



The **FRONT** is accessed via iron gates with a driveway laid with block paving and parking for five cars, outside lighting, gated side access.



THE REAR GARDEN 100ft and west facing garden and has been superbly landscaped with a central lawn area with stone pathways to either side, well stocked borders and box hedging. To the rear is a wide patio leading to the recently constructed **GARDEN STUDIO** with wooden floor, air conditioning unit and heater, bifold doors and walk in store room. There are two useful steel storage units.

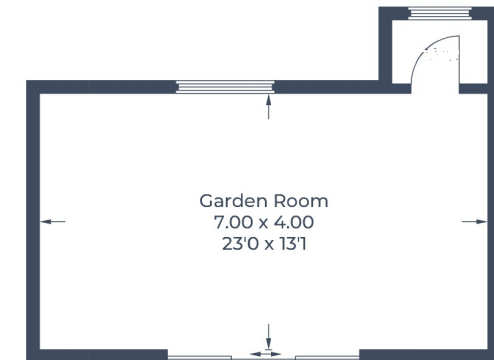
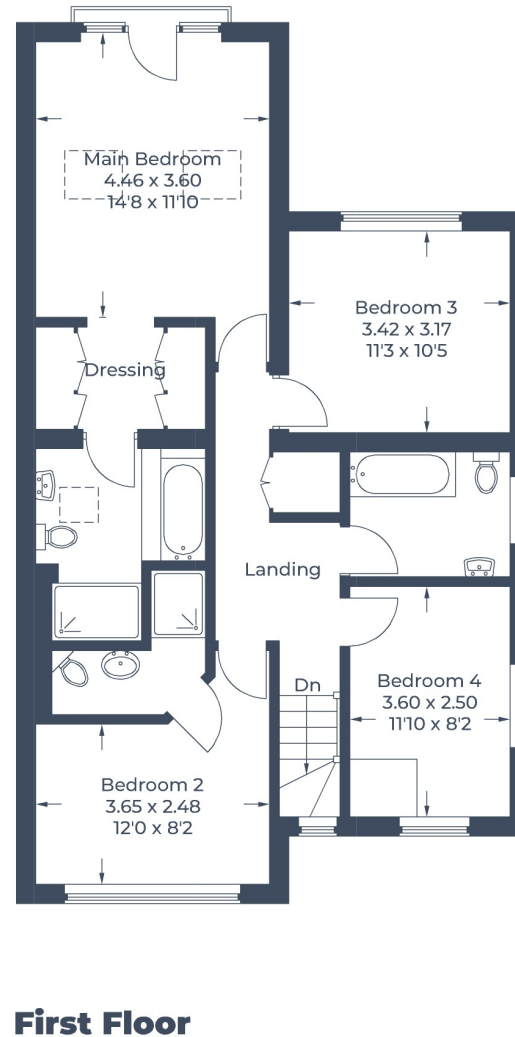
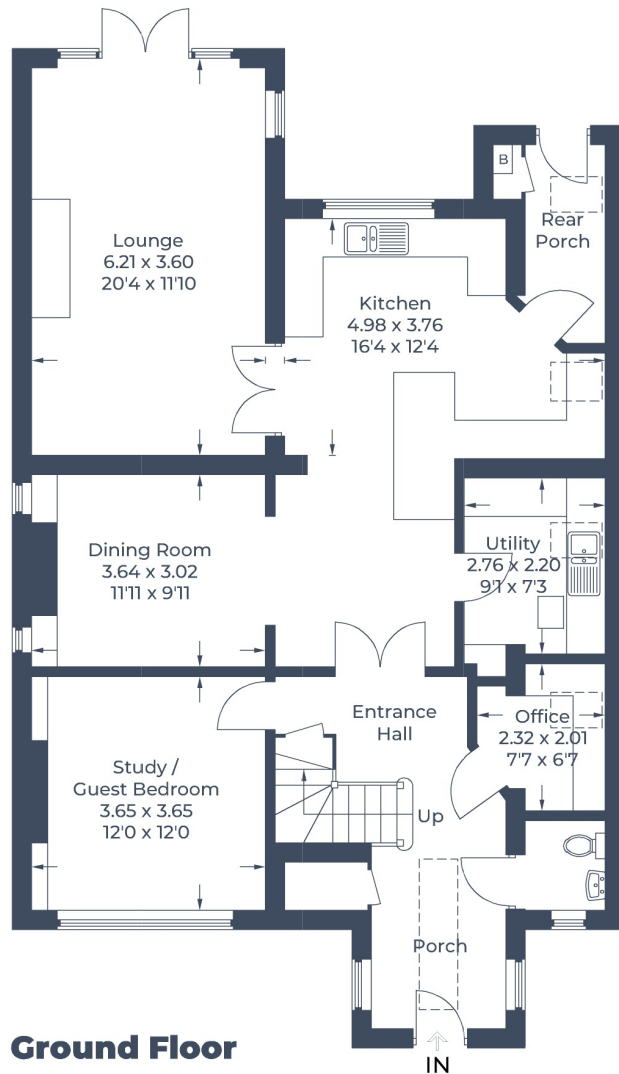
M47430926 **EPC BAND: C**
COUNCIL TAX BAND: E

VIEWING: Please arrange a visit by contacting us on **01628 890707** or **homes@andrewmilsom.co.uk**

DIRECTIONS: using the postcode **HP12 4QR**, this property can be found on your right hand side.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings

Approximate Gross Internal Area
 Ground Floor = 112.7 sq m / 1,213 sq ft
 First Floor = 83.4 sq m / 898 sq ft
 Garden Room = 29.7 sq m / 320 sq ft
 Total = 225.8 sq m / 2,431 sq ft



(Not Shown In Actual
 Location / Orientation)

Illustration for identification purposes only,
 measurements are approximate, not to scale.

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