



bonners & babingtons

California Way
Daws Hill Lane

California Way High Wycombe Buckinghamshire

Tenure: Freehold

Price: OIEO £525,000

Local Authority: WDC

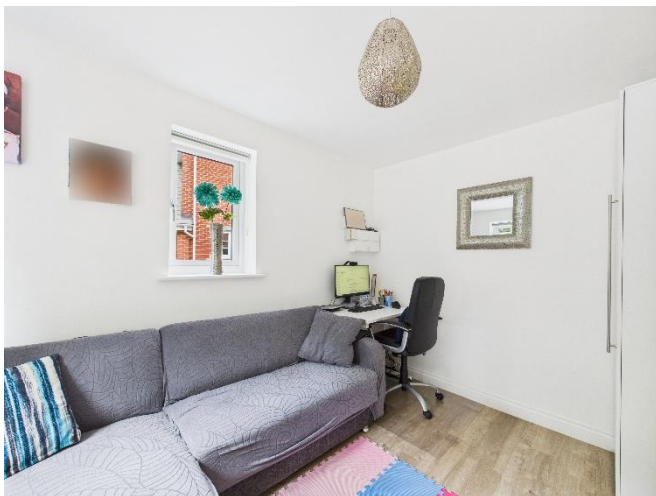
Council Tax Band: D

EIR: 89



Bonnars & Babingtons are delighted to offer to the market this superb three-bedroomed semi-detached family home situated on the edge of a popular modern development between High Wycombe & Flackwell Heath. On entering the property there is a light and airy hallway which provides access to study, cloakroom, dining kitchen and stairs to first floor. The study is an ideal room for a home office or even an additional bedroom if required but is certainly an added benefit for people who work from home. Moving past the cloakroom there is a good-sized dining kitchen offering a range of wall & base units, space and services for appliances that are not integral and double doors leading onto the garden. On the first floor there is a lovely living room which is an ideal place to unwind after a long day and a good-sized bedroom opposite to this as well as a "jack & jill" bathroom accessed from the landing or bedroom. Moving up to the second floor there are two further double bedrooms and a shower room offering ample space for the entire family. Outside the property has a nice sized rear garden which is mainly laid to lawn with a patio area ideal for alfresco dining and a detached garage and driveway for two cars. There is also a lovely grassed area to the front of the property next to the visitor parking bays.

Located at the head of a select private close of substantial properties on the southern outskirts of High Wycombe, Daws Hill is regarded as arguably High Wycombe's most sought-after residential areas. The house offers convenient access to the well-regarded Grammar Schools and the town centre with a wide variety of shopping including the Eden Centre, Chiltern mainline station to Marylebone and Swan Theatre. The property is within half a mile of junction 4 of the M40 motorway affording fast commuting to the city, midlands and Heathrow Airport.





Approximate total area⁽¹⁾

1374 ft²

127.7 m²

Reduced headroom

39 ft²

3.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Ground Floor Building 1

Floor 1 Building 1



Floor 2 Building 1

Ground Floor Building 2

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