



bonners & babingtons

West Wycombe Road
High Wycombe

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High Wycombe
Buckinghamshire
HP12 4AA

Offers in excess of £700,000

An exceptional opportunity to secure this spacious four-bedroom detached home, positioned a short stroll away from the charming village of West Wycombe. Boasting a generous south-facing rear garden with panoramic valley views, this unique property offers space, privacy, and potential to extend (STPP).

The property features a large entrance hallway which all rooms lead from, two versatile reception rooms, a fitted kitchen/breakfast room with built in gas oven and space for white goods, semi open plan to utility area, and a guest cloakroom. The main living room includes an attractive open fireplace, perfect for cosy evenings.

Upstairs, there are four double bedrooms, three of which are doubles and a further single, a family bathroom with bath, overhead shower and vanity sink. There is an additional WC.

Outside, the south-facing garden is beautifully maintained and offers a peaceful, secluded feel with mature planting and patio space. A detached double garage and a horseshoe driveway providing ample parking.



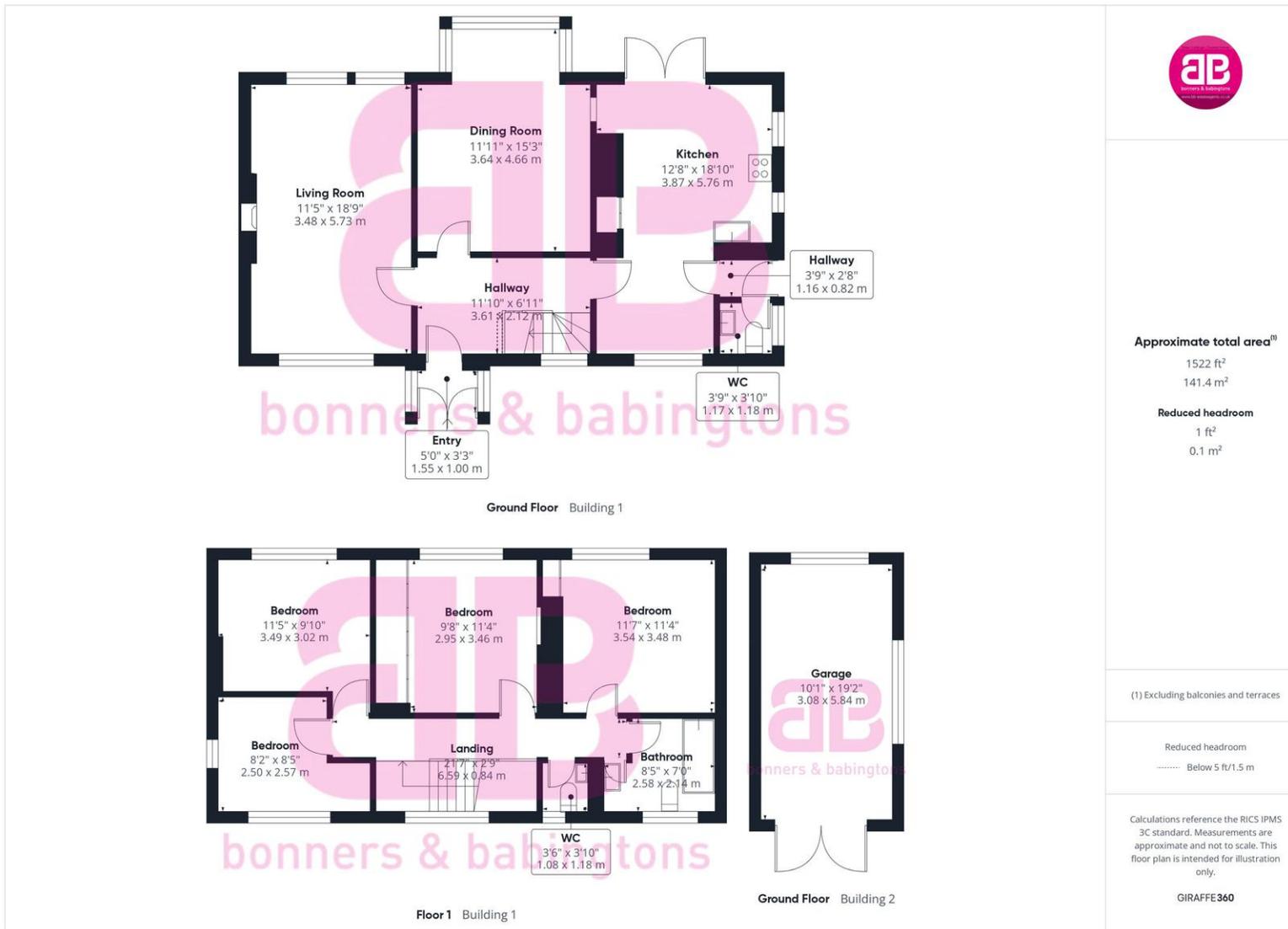


The property is within walking distance of the historic village centre and is surrounded by picturesque countryside walks. It is an ideal location for both families and commuters, with easy access to Saunderton and High Wycombe train stations offering direct routes to London Marylebone, as well as convenient road links to the M40 at Junction 4.



Tenure: Freehold
Council Tax Band: F

Energy Efficiency Rating		Current	Potential
102-101	A		
81-91	B		
62-80	C		
45-61	D		
29-44	E		
13-28	F		
1-12	G		



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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