



HUNT & NASH

Est. 1938

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1 Kew Grove, High Wycombe, Buckinghamshire HP11 1QJ

**SUBSTANTIAL DETACHED FAMILY HOME IN A HIGHLY SOUGHT AFTER LOCATION
FOUR BEDROOMS: EN SUITE TO MASTER BEDROOM: FAMILY BATHROOM
CLOAKROOM: L-SHAPED SITTING ROOM: DINING ROOM: MODERN KITCHEN
UTILITY ROOM: STUDY/OFFICE: ATTACHED DOUBLE GARAGE
SECLUDED GARDENS: FORMER SHOW HOUSE: NO ONWARD CHAIN: EPC RATING D**



Description

Daws Hill is a desirable and highly sought after residential area of High Wycombe conveniently located for both Wycombe High School and John Hampden Grammar School and swift access to the M40 at Handy Cross.

This substantial double fronted family home is the former show home on this popular development and as such comes with a generous plot and plenty of parking.

The well planned accommodation comprises of a spacious L-shaped sitting room enjoying a double aspect to the front and rear plus a separate dining room, a well equipped modern kitchen and a cloakroom. To the rear of the double garage is an extension providing a large utility room and an office/study.

On the first floor is a large master bedroom with an impressive range of fitted furniture and an en suite bathroom. The three further bedrooms are complemented with a family bathroom and there is access to a large loft.

The delightful rear garden is mainly lawn with mature well stocked borders and trees with a paved patio area adjoining the rear of the house and all round access for maintenance.

To the front is a block paved carriage driveway providing ample off road parking leading to an attached double garage with power and light and a remote control up and over door. There is a covered walk way between the house and the garage

High Wycombe is a popular market town on the edge of The Chilterns Area of Outstanding Natural Beauty and is conveniently placed for the M40 at Junction 4 and for the Chiltern Railways train service into London Marylebone.

There is a good selection of primary and secondary schools available both in the private and state sectors with particular emphasis on the three popular Grammar Schools being Wycombe High School, John Hampden and The Royal Grammar.

Outside

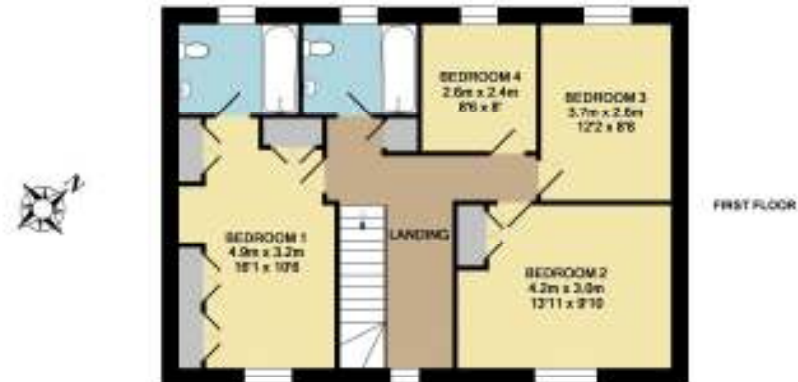
Directions

From our offices in Bourne End head towards Marlow and after leaving the village turn right at the mini roundabout into Sheepridge Lane. Continue up the hill into Flackwell Heath and at the end of the road turn left onto Heath End Road. Follow this road out of Flackwell Heath and into Daws Hill. Continue over the M40 and take the second turning on the left into Kew Grove where number 1 can be found on the right.

PRICE . . . £849,950 . . . FREEHOLD

The property will be sold subject to, and with all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewing By Appointment
Tel: 01628 522568 Email: bourneend@huntandnash.co.uk



TOTAL APPROX. FLOOR AREA 181.7 SQ M. (2044 SQ FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. Plan produced for Hunt and Nesh Estate Agents





Note: These particulars are produced in good faith, having been prepared as a general guide. Hunt & Nash give notice that they do not constitute any part of a contract. We have not carried out a survey, nor tested the services, appliances and specific fittings if any. Room sizes should not be relied on for carpets and furnishings

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