



Estate Agents
Hurst

Sunningdale Heathfield Road, High Wycombe, Buckinghamshire, HP12 4DG

£800,000

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Situated, in arguably one of High Wycombe's most sought after private roads, is this rarely available, three bedroom detached family home that has been well cared for over the years but does require some modernisation throughout. This enviable, sizeable plot backs onto the beautiful Lord Dashwood Estate and would appear to lend itself significant potential to redevelop and extend (subject to obtaining the relevant planning permission). The house is conveniently situated, just a five minute drive from Handy Cross, Junction 4 of the M40 and two of the towns most highly regarded grammar schools; John Hampden and Wycombe High. The accommodation comprises; entrance hall, guest cloakroom, spacious lounge, large fitted kitchen/breakfast room, dining room, utility room, three large double bedrooms, shower room and spacious four piece family bathroom. The property also benefits from; extremely large level rear garden, double garage, stand alone conservatory/summer room, ample driveway parking, gas central heating, double glazing. This really is a rare opportunity to acquire a wonderful family home in a sought after location and we expect the block bookings to be filled quickly so call ASAP to avoid disappointment. NO ONWARD CHAIN!
COUNCIL TAX BAND: F



PRIVATE ROAD

EXTREMELY SOUGHT AFTER LOCATION

LARGE PLOT WITH POTENTIAL TO DEVELOP

LARGE DOUBLE GARAGE

THREE DOUBLE BEDROOMS

SPACIOUS KITCHEN/BREAKFAST ROOM

TWO BATHROOMS

GUEST CLOAKROOM

UTILITY ROOM

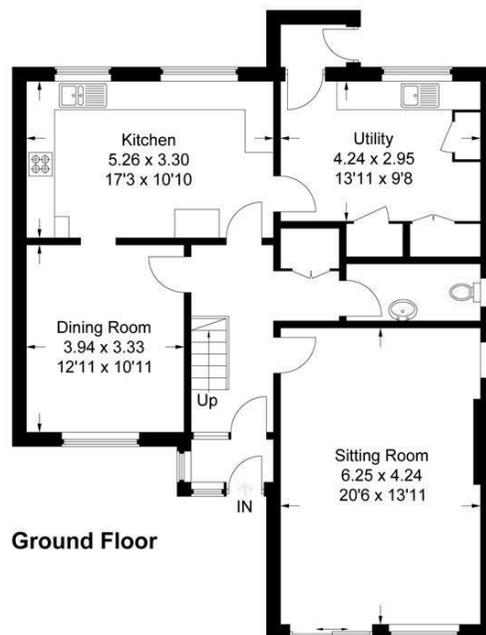
NO ONWARD CHAIN



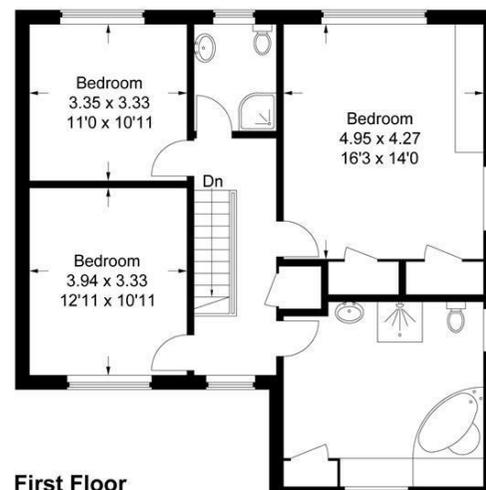




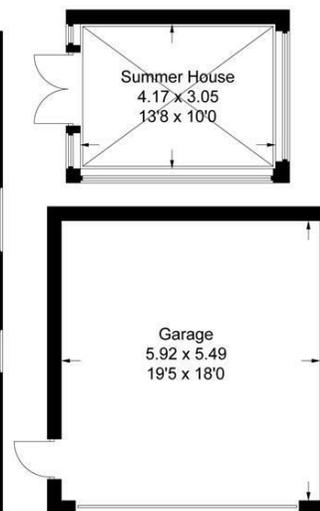
Approximate Gross Internal Area
 Ground Floor = 92.8 sq m / 999 sq ft
 First Floor = 81.4 sq m / 876 sq ft
 Summer House = 12.9 sq m / 139 sq ft
 Garage = 33.1 sq m / 356 sq ft
 Total = 220.2 sq m / 2,370 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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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