



Estate Agents
Hurst

44 Miersfield, High Wycombe, Buckinghamshire, HP11 1TY
£595,000

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Offered to the market in immaculate condition throughout is this exceptional six-bedroom family home, which has been extensively extended, fully refurbished and beautifully renovated by the current owners.

Situated on the sought-after Cressex side of High Wycombe, the property is ideally positioned within close proximity to Junction 4 of the M40, John Lewis and two of the town's most highly regarded grammar schools, Wycombe High School and John Hampden Grammar School.

The spacious and versatile accommodation comprises an entrance hall, guest cloakroom, and an impressive open-plan lounge/kitchen/dining room featuring bi-fold doors opening onto the rear garden and a feature fireplace with log burner. There are six well-proportioned bedrooms, a luxurious four-piece family bathroom and an en-suite to the principal bedroom.

Further benefits include an enclosed rear garden with a covered patio area, an integral garage with internal access, driveway parking for two vehicles, solar panels with battery storage, gas central heating and UPVC double glazing throughout.



- FULLY REFURBISHED & EXTENDED**
- QUIET CUL-DE-SAC LOCATION**
- CLOSE TO GRAMMAR SCHOOLS**
- SOLAR PANELS WITH BATTERY SYSTEM**
- LARGE OPEN OPEN PLAN KITCHEN**
- BI-FOLDING DOORS TO GARDEN**
- GARAGE & DRIVEWAY PARKING FOR TWO CARS**
- GUEST CLOAKROOM**
- GAS CENTRAL HEATING**
- CLOSE TO J.4 OF M40**





Approximate Gross Internal Area
 Ground Floor = 72.1 sq m / 776 sq ft
 First Floor = 50.9 sq m / 548 sq ft
 Second Floor = 33.8 sq m / 364 sq ft
 Garage = 11.5 sq m / 124 sq ft
 Total = 168.3 sq m / 1,812 sq ft



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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