



5 Fair Ridge, High Wycombe, Buckinghamshire, HP11 1PL

Offered to the market in IMMACULATE CONDITION throughout and with NO ONWARD CHAIN is this bright and spacious four bedroom detached family home. The property is located in a highly sought after modern development on the Handy Cross side of High Wycombe, just a short walk from two of the towns most highly regarded grammar schools; Wycombe High & John Hampden. Wycombe Leisure centre and Waitrose supermarket are also situated just a short walk away making it an ideal family home. The accommodation comprises: entrance hall, guest cloakroom, spacious living room with bay window, modern fitted kitchen/dining room, family room/second reception, four good size bedrooms, en-suite shower room to master bedroom and family bathroom. The property further benefits: driveway parking for two cars, large enclosed rear garden, gas central heating and UPVC double glazing.

NO ONWARD CHAIN

HIGHLY SOUGHT AFTER LOCATION

IMMACULATE CONDITION THROUGHOUT

NEWLY FITTED KITCHEN/DINER

GUEST CLOAKROOM

MASTER BEDROOM WITH EN-SUITE

SPACIOUS LIVING ROOM

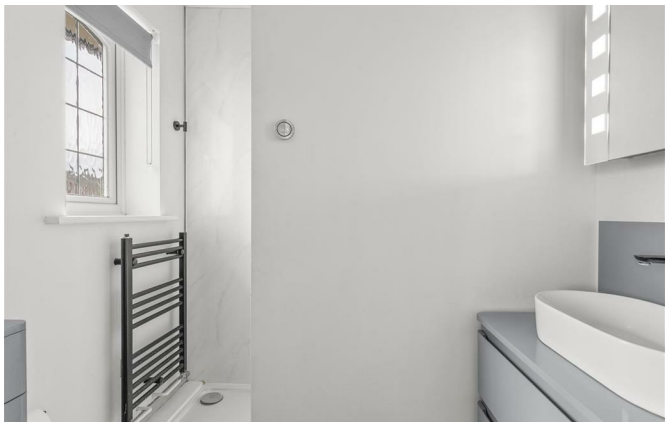
FAMILY ROOM/DINING ROOM

LARGE ENCLOSED REAR GARDEN

CLOSE TO GRAMMAR SCHOOLS







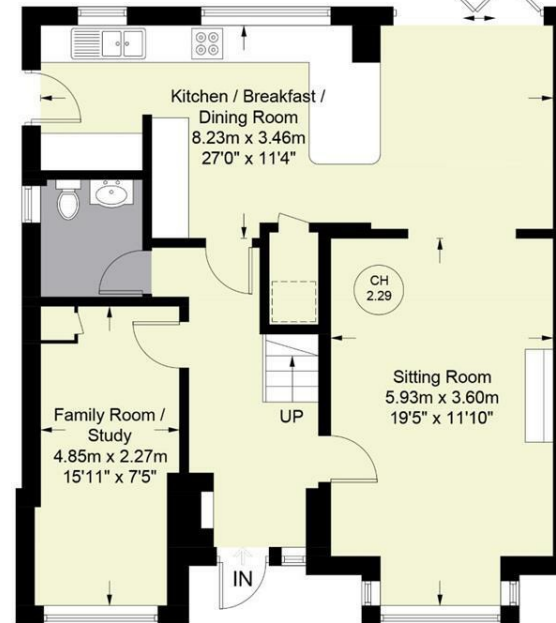
Fair Ridge

Approximate Gross Internal Area
Ground Floor = 807 sq ft / 75.0 sq m
First Floor = 718 sq ft / 66.7 sq m
Total = 1525 sq ft / 141.7 sq m

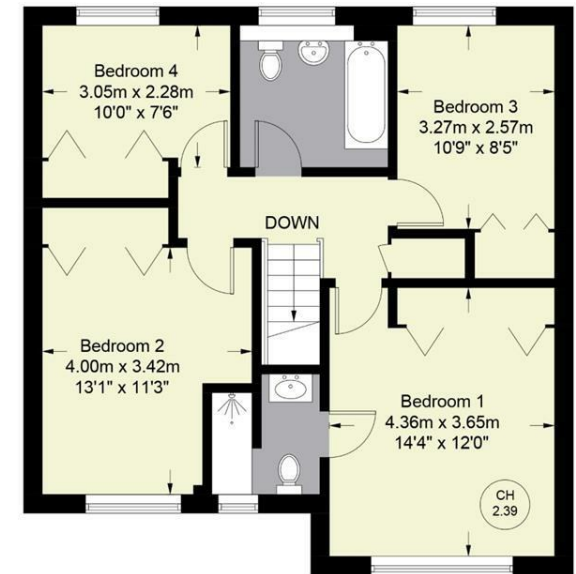


[Dashed line] = Reduced head height below 1.5m

CH 2.29 = Ceiling Height



GROUND FLOOR



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Estate Agents
Hursts

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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