Hurst Estate Agents

25 Warren Wood Drive, High Wycombe, Buckinghamshire, HP11 1EA

£600,000

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Offered to the market with NO ONWARD CHAIN is this bright and spacious four bedroom detached family home, extending to approximately 1,333 sq. ft, occupying a generous corner plot in one of High Wycombe's most desirable residential locations. The property offers excellent scope to modernise, improve and potentially extend (STPP), making it an ideal opportunity for buyers looking to create their long-term family home.

Warren Wood Drive enjoys a highly sought-after setting on the edge of Keep Hill Wood, providing immediate access to beautiful woodland walks and green open spaces. The property is also within walking distance of The Rye Park, with its popular lido, gym and leisure facilities, while High Wycombe town centre and mainline train station are close by, offering convenient amenities and fast links into London Marylebone. Despite its excellent connectivity, the position of the home gives it a peaceful and secluded feel.

The well-proportioned accommodation comprises: entrance hall, guest cloakroom, a large double-aspect lounge/dining room providing an abundance of natural light, fitted kitchen and a substantial utility room. To the first floor there are four good-sized bedrooms and a family bathroom. Externally, the property enjoys a large enclosed rear garden, along with driveway parking and a garage with electric roller door (17'2" x 8'7"). Additional benefits include gas central heating and UPVC double glazing.

NO ONWARD CHAIN

HIGHLY SOUGHT AFTER LOCATION

CLOSE TO RYE PARK

FOUR BEDROOMS

LARGE DOUBLE ASPECT LOUNGE/DINER

GUEST CLOAKROOM

LARGE UTILITY ROOM

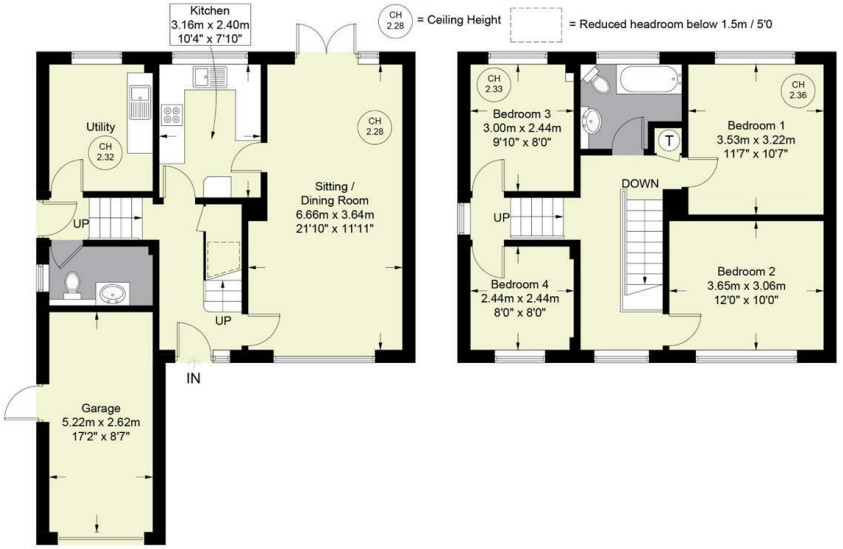
GARAGE & DRIVEWAY PARKING

LARGE ENCLOSED REAR GARDEN

CORNER PLOT

Warren Wood Drive

Approximate Gross Internal Area
Ground Floor = 587 sq ft / 54.5 sq m
First Floor = 607 sq ft / 56.4 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1333 sq ft / 123.8 sq m



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.

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