



25 The Spinney, High Wycombe, Buckinghamshire, HP11 1QE

Situated in one of High Wycombe's most sought after residential developments, this well presented four bedroom detached family home enjoys an enviable position overlooking an attractive open green, creating a pleasant outlook.

Offering approximately 1,370 sq ft of accommodation, the property is presented in good condition throughout. The ground floor comprises a spacious sitting room with bay window, a superb 20ft kitchen/dining room with French doors to the rear garden, a separate utility room, guest cloakroom and an integral garage. Upstairs are four well proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom. The large integral garage offers excellent storage and, subject to the necessary planning permissions and building regulations (STPP), provides potential for conversion into additional living accommodation. The property further benefits from driveway parking for two cars, a secluded and enclosed rear garden, gas central heating and UPVC double glazing.

Ideally located for families, the property is within walking distance of John Hampden Grammar School and Wycombe High School, as well as Waitrose and Wycombe Leisure Centre. High Wycombe town centre and railway station are easily accessible, while Junction 4 of the M40 is just a short drive away. The nearby High Wycombe Coachway also provides excellent direct coach services to London Victoria, Heathrow Airport, Gatwick Airport and Oxford, making the property particularly well suited to commuters and frequent travellers. A fantastic opportunity to acquire a spacious family home in a highly desirable location with excellent amenities, outstanding schooling and superb transport connections.

**HIGHLY SOUGHT-AFTER DEVELOPMENT
DETACHED FAMILY HOME
OVERLOOKING OPEN GREEN SPACE
GOOD CONDITION THROUGHOUT
FOUR SPACIOUS BEDROOMS
SPACIOUS KITCHEN/DINING ROOM
EN-SUITE TO PRINCIPAL BEDROOM
GARAGE CONVERSION POTENTIAL STPP
WALK TO GRAMMAR SCHOOLS
EXCELLENT COMMUTER LINKS**







The Spinney

Approximate Gross Internal Area
Ground Floor = 729 sq ft / 67.7 sq m (Including Garage)
First Floor = 641 sq ft / 59.6 sq m
Total = 1370 sq ft / 127.3 sq m



Floor Plan produced for Hursts by Media Arcade Ltd ©.
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.

Hursts
Estate Agents

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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