



Flat 15, Uplands House, Four Ashes Road, Cryers Hill, Buckinghamshire, HP15 6DY  
£350,000



# Flat 15, Uplands House, Four Ashes Road, Cryers Hill, Buckinghamshire, HP15 6DY

A bright and spacious GROUND FLOOR two DOUBLE bedroom apartment with a PRIVATE GARDEN and TWO allocated parking bays offered to the market in IMMACULATE CONDITION throughout. The property is located within an exclusive gated development with access to 18 acres of beautifully maintained communal grounds situated in a quiet tucked away position on the edge of Great Kingshill and Hughenden Valley. The accommodation comprises: large open plan lounge/kitchen/diner, utility room, two DOUBLE bedrooms, master bedroom with en-suite bathroom and family bathroom (both wet rooms fitted with led mirrors and under floor heating). The property further benefits: secure gated allocated parking for TWO cars, gated intercom system with CCTV-monitoring grounds and car parks, ample visitors parking bays, private garden area, rear patio area (ideal for outside storage), bike shed, kitchen with integrated appliances, gas central heating and double glazing.

With its prime location, this property is perfect for those seeking a peaceful retreat while still being within easy reach of nearby amenities and transport links, including Cryers Hill Post Office just a short walk from the property and High Wycombe train station (which connects to London Marylebone in less than 30 minutes) situated only 2.5 miles from the property. Four Ashes is an area renowned for its natural beauty, surrounded by open fields and woodland providing far reaching countryside views.



## GROUND FLOOR

**TWO ALLOCATED PARKING SPACES**

**EXCLUSIVE GRADE II LISTED GATED DEVELOPMENT**

**PRIVATE GARDEN AREA**

**REAR PATIO AREA**

**STUNNING COMMUNAL GARDENS**

**TWO DOUBLE BEDROOMS**

**EN-SUITE BATHROOM**

**UTILITY ROOM**

**AMPLE VISITORS PARKING**









## Four Ashes Road

Approximate Gross Internal Area  
770 sq ft / 71.5 sq m



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.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)