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3 Windmill Drive  
Widmer End High Wycombe Buckinghamshire HP15 6BD

# 3 Windmill Drive

Located on a superb private road of only five houses, is this four bedroom detached family home offering spacious family accommodation throughout. The home offers three reception rooms, an open plan kitchen dining room, and a downstairs cloakroom, with four double bedrooms and a modern fitted family shower room on the first floor.

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## GROUND FLOOR

Entrance Hallway

Living Room

Kitchen Dining Room

Study

Downstairs Cloakroom

## FIRST FLOOR

Four Double Bedrooms

Family Shower Room

## OUTSIDE

0.3 Acre Plot

Ample Driveway Parking

Double Garage

Good Size Rear garden

Quiet Private Road Location







The property boasts ample scope to extend (STPP) and provides a fantastic opportunity to purchase a home in such a sought-after location.

#### Outside

The home provides driveway parking for several cars and is located at the end of the private road. The double garage which can also be accessed from the rear gardens has further opportunity to make integral or convert into living accommodation (subject to the usual consents).

#### The Gardens:

The property is sat on a 0.3 acre plot and is set back from the road allowing for the generous area to the front of the property to be laid to lawn with mature shrubs and hedgerow. The rear garden is deceptively spacious and is laid mainly to lawn with a good size rear patio access directly from the living room.

#### Location

Windmill Drive is conveniently situated for popular local schools for all ages, along with grammar schoolings such as The Royal Grammar School for Boys and Wycombe High School for Girls. Private schooling is also available at Pipers Corner which is only a stone's throw away from the property, or Gateway in Great Missenden, Godstowe and Wycombe Abbey in High Wycombe.

The home is also sat on the doorstep of stunning open countryside with ample scenic walks through

the Chiltern hills.

A comprehensive shopping parade can be found within the adjoining village of Hazlemere. Mainline rail commuter links to London can be located at the nearby towns of High Wycombe, Great Missenden, Beaconsfield and Amersham (which also has the Metropolitan Line), with the M40 (Junc 3, Loudwater) being approximately four miles distance.

#### Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

#### AML Disclaimer

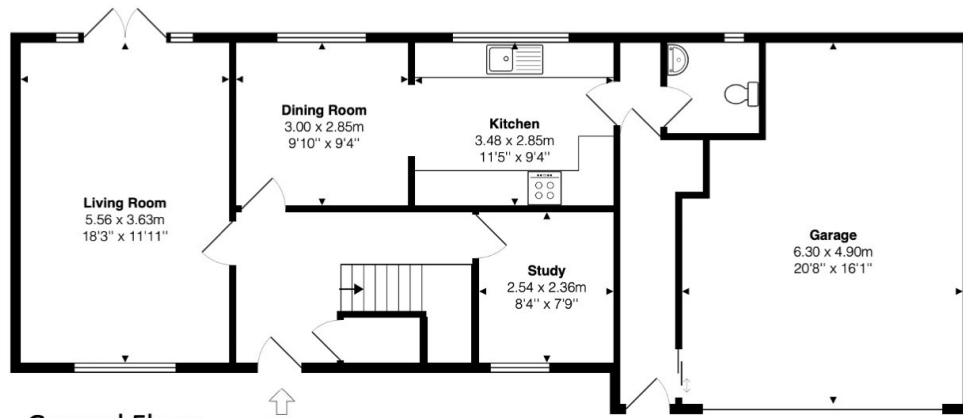
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

#### Freehold Notes

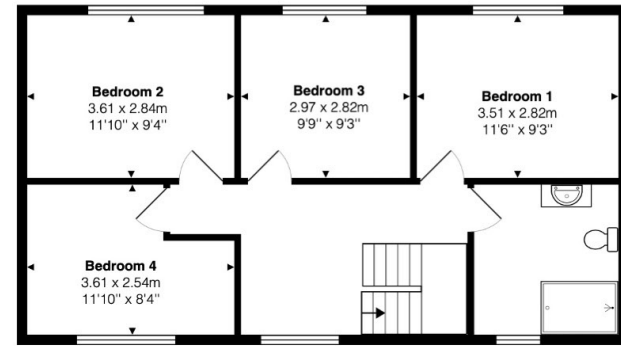
Council Tax band F. EPC band D.







Approx. Floor Area 1080 Sq.Ft. (100 Sq.M)



Approx. Floor Area 624 Sq.Ft. (58 Sq.M)

Ground Floor

First Floor

The approximate total area for the elements of the property represented on the floorplan is 158 SqM (1704 Sq.Ft)



Windmill Drive, Widmer End, Buckinghamshire, HP15 6BD

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.



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