



**Kingscote, School Close, Cryers Hill, High Wycombe, Buckinghamshire, HP15 6JX**      **Asking price £575,000 *Freehold***

# A well-presented detached bungalow situated in a Cul-de-Sac location.

- Entrance Hall
- Living/Dining Room
- Kitchen/Breakfast Room
- Rear Lobby/ Utility Area
- Two Good sized Bedrooms
- Family bathroom
- Gas Radiator Heating
- Garage and Parking
- Corner Plot Gardens
- Scope For Further Development (STPP)
- No Onward Chain.
- EPC: E



Situated in an excellent non-estate location offered to the market with no onward chain this detached bungalow is well presented on a bold corner plot and offers ample scope for future extension subject to planning if required. In brief, the accommodation comprises of reception entrance hall with built in cupboard, a pull down loft ladder to access a very large loft space and there is also access to all rooms. The living room enjoys a feature fireplace with patio doors to the side gardens and open access to the double-aspect dining room. The kitchen/breakfast room is fitted in matching wall and base units with oven, hob and gas-fired boiler. Door access leads to the side porch utility with plumbing for the washing machine and additional appliances. Access to the rear gardens and garage.

There are two excellent-sized bedrooms, both benefitting from a full range of fitted furniture, the family bathroom is a matching suite with a bath and separate shower cubicle.

Outside a private driveway serves the garage with a main up and over door and electric light and power. The gardens mainly lie to the right-hand side of the home enclosed by mature hedging with gated access to the rear gardens which mainly are paved all enclosed by fencing ensuring a high degree of privacy. There is an outstanding opportunity for further development (STPP).

The home is located close to Hughenden Manor and Hughenden Park, a National Trust site, providing walks and open countryside. It is also a short drive from both High Wycombe and Great Missenden, where mainline train station access is found providing links into London and Birmingham. Close by are a popular primary school, a local convenience store and a doctors surgery.

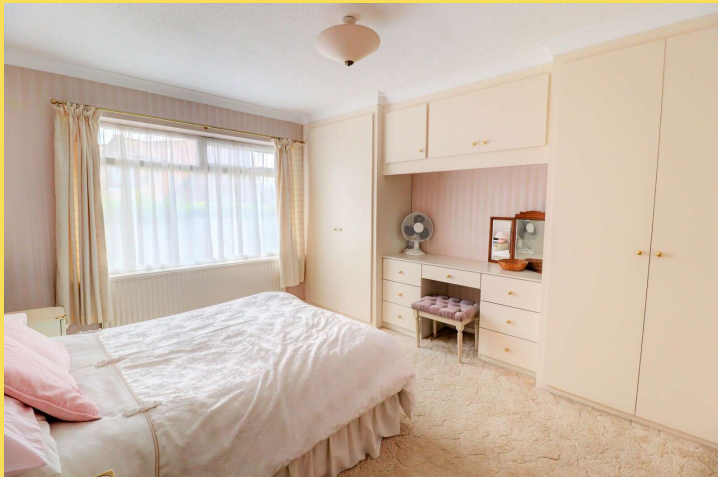
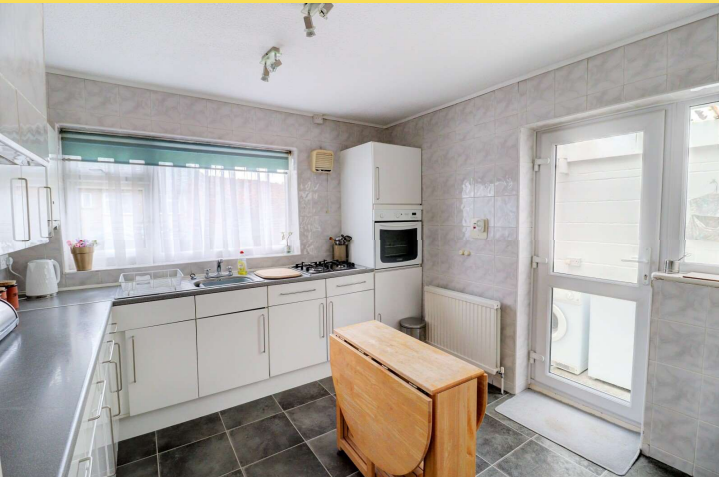
Freehold Notes  
Council Tax band E. EPC band E.

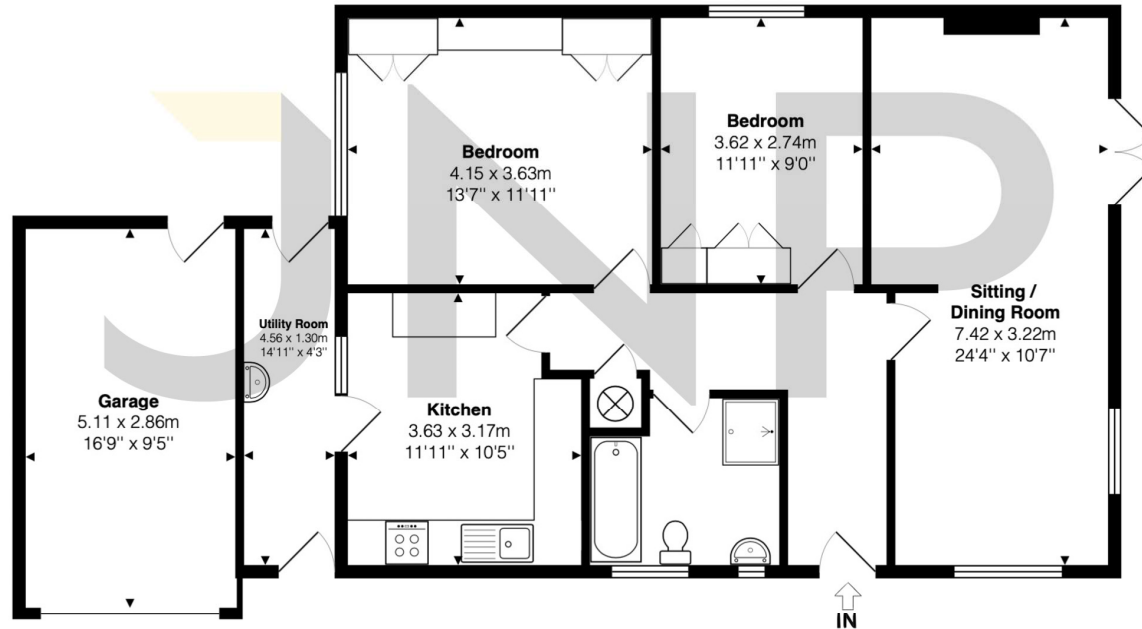
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AML Disclaimer

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.





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

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This floor plan is provided by Expert Survey Solutions Ltd 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 estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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