

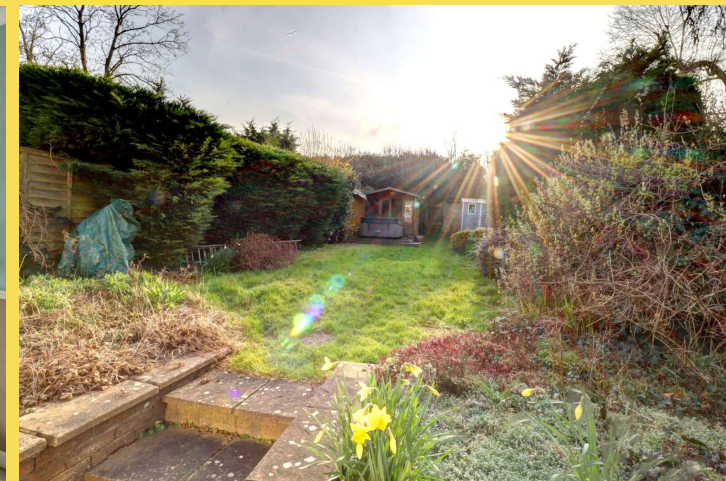


22 Marigold Walk, Widmer End, HP15 6BZ

£455,000 *Freehold*

A Spacious Three Bedroom Semi-Detached Home Situated On The Popular Windmill Development

- Entrance Porch
- Large Sitting Room
- Dining Room
- Kitchen
- Conservatory
- Three Good Size Bedrooms
- Family Bathroom
- Separate W.C
- Integral Garage
- Driveway Parking
- Enclosed Rear Garden
- Cul-De-Sac Location
- No Onward Chain
- EPC: D



A semi-detached family home offering three good size bedrooms and secluded gardens located down a quiet cul-de-sac. The accommodation comprises of; entrance porch with door leading to the large sitting room which has stair access to the first floor. The separate dining room benefits from sliding doors leading to the conservatory and gardens beyond. The kitchen is fitted in matching wall and base units, space for appliances and has door access to the rear gardens. On the first floor, there are three well-proportioned bedrooms, a family bathroom and a separate w.c.

Outside, the property has a driveway that provides parking and serves the integral garage with up and

over door. There is separate side access leading to the enclosed rear gardens which are larger than average, comprising of patio area and an area of lawn, all enclosed by hedging ensuring a high degree of privacy.

The village of Widmer End boasts a church, school, shops, village hall and recreation ground and is situated about three miles north of High Wycombe town centre where further amenities can be found including a mainline train station.

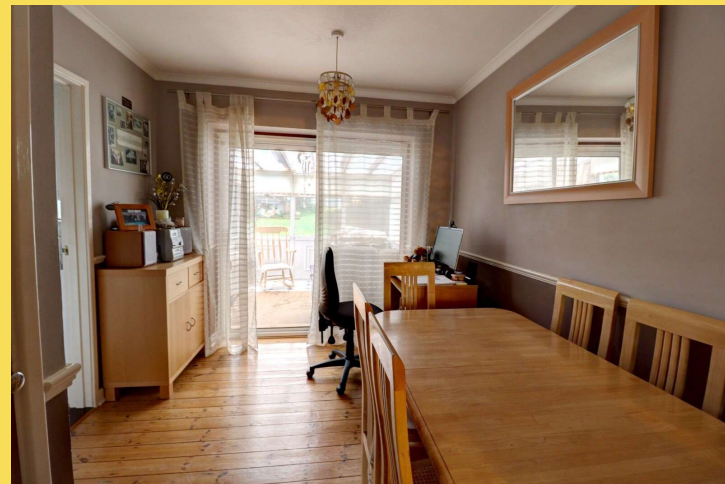
Annual Maintenance Fee

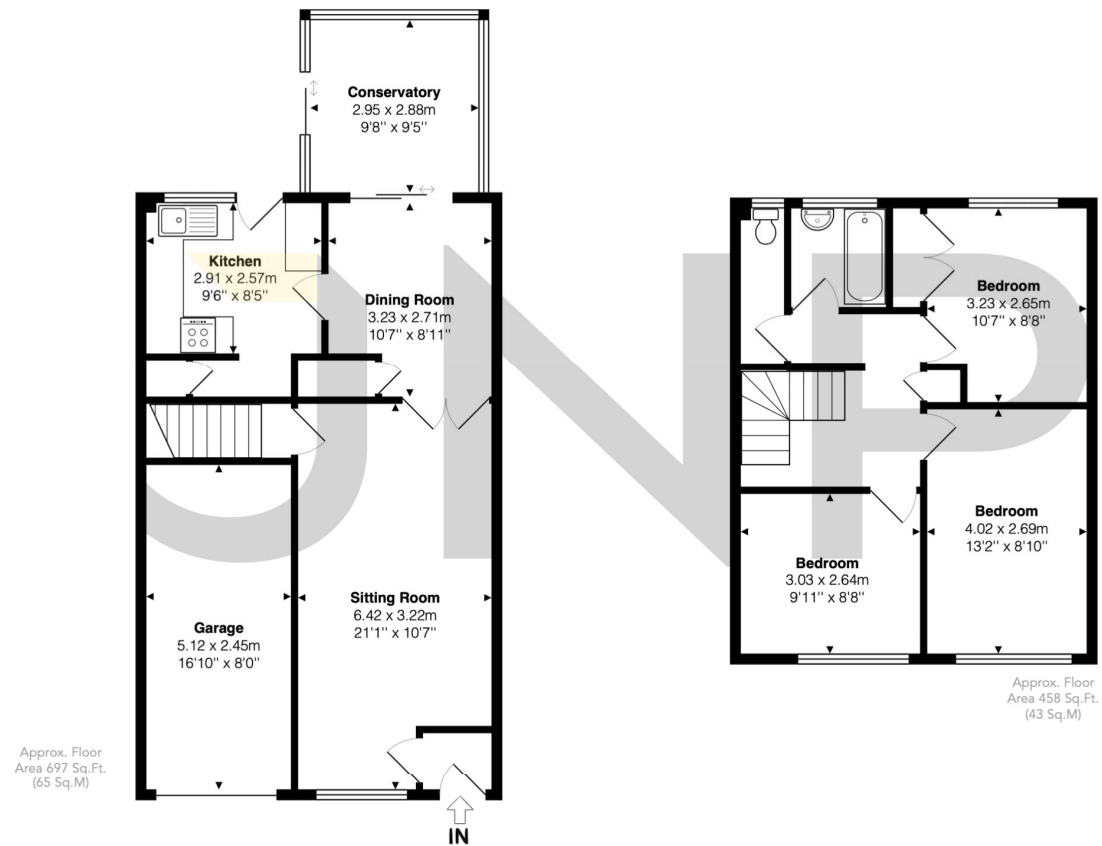
Almost all of the properties within the Windmill Estate, Widmer End, are liable to pay an annual maintenance fee to Windmill Estate Management

Company (WEMC). The annual fee for 2023/2024 is £85.00, due on 1st July of each year to cover the maintenance costs incurred by WEMC and is detailed on the Deed of Covenant pertaining to around 360 homes.

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





The approximate total area for the elements of the property represented on the floorplan is 107 SqM (1154 Sq.Ft)

Marigold Walk, Widmer End, Buckinghamshire, HP15 6BZ

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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