



17 Willow Avenue, High Wycombe, Buckinghamshire, HP12 4QU Asking price £600,000 *Freehold*

Found in a highly desirable tucked away cul-de-sac close to Booker Common is this versatile four-bedroom detached family home, which is being offered to the market with no onward chain.

- Detached family home
- Tucked away Cul-de-sac location
- Garage and driveway parking
- Potential to extend (subject to planning)
- Two bathrooms (one En-suite)
- Walking distance to Booker Common
- Catchment area for Grammar Schools
- Easy access to M40
- Good size level garden
- EPC: C



Found in a highly desirable tucked away cul-de-sac close to Booker Common is this versatile four-bedroom detached family home, which is being offered to the market with no onward chain.

The property comprises spacious living/dining accommodation with door to rear garden, spacious kitchen and downstairs cloakroom. To the first floor are four spacious bedrooms with en-suite to master bedroom and family bathroom. The property benefits from gas central heating and double glazing. Externally the property offers driveway parking for several vehicles with access to the garage and enclosed rear garden.

Local amenities including John Lewis and Waitrose can also be found as well as Grammar Schools and Junction 4 of the M40 Motorway and nearby Marlow. High Wycombe town centre is a short drive from the property where the Eden shopping precinct, numerous restaurants, a library, a theatre and a mainline train

station can be found. An internal inspection is highly recommended.

Directions

From our office in Crendon Street descend the hill bearing left at the traffic lights into Easton Street and move across into the right-hand lane. Continue through the next two sets of traffic lights and at the roundabouts proceed straight over the first and turn left at the second to ascend Marlow Hill. Continue through the next set of traffic lights and move across into the right-hand lane, proceed around the roundabout and turn left into Marlow Road. Proceed over the next mini roundabout and at the second turn right into Cressex Road. Follow to the roundabout and proceed straight over taking the sixth turning on the right into Limmer Lane. Continue along and proceed straight over the roundabout with Booker Common on the left-hand side. Proceed into Willow Avenue where the property can be found on the left-hand side.

Freehold Notes
The property offers a potential rental income of £1900.00 PCM. Council Tax band F. EPC band C.

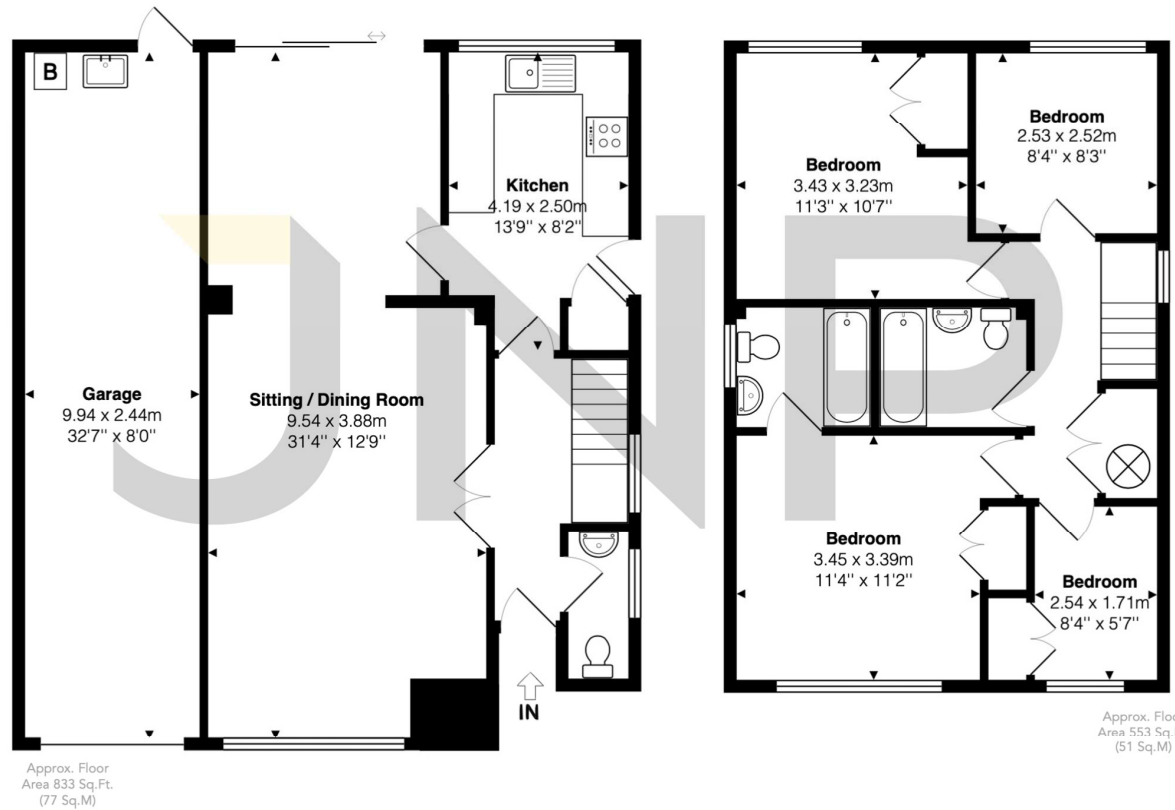
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AML Disclaimer

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 129 SqM (1387 Sq.Ft)

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This floor plan is 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 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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