



3 Turners Drive, High Wycombe, Buckinghamshire, HP13 7PA Asking price £675,000 *Freehold*

Bringing to the market is this beautifully presented, four-bedroom, detached family home situated within a secluded cul-de-sac.

- Beautiful Four Bedroom Detached Family Home
- Spacious Living Accommodation
- Secluded Cul-De-Sac Location
- Modern Utility Room
- Driveway Parking for Multiple Cars
- Low-maintenance garden with outbuilding
- Stunning Open Plan Kitchen/Diner
- EPC: D



Bringing to the market is this beautifully presented, four-bedroom, detached family home situated within a secluded cul-de-sac within High Wycombe.

benefits from having gas central heating and double glazing throughout. The location of the property is within one mile of the High Wycombe train station which provides easy routes into London via the main train line and further benefits from being within proximity to High Wycombe town centre which provides the Eden shopping centre precinct which offers an array of restaurants, bars, shops and cafes.

Freehold Notes
The property offers a potential rental income of £2500.00-2750.00 PCM. Council Tax band F. EPC band D.

This is a beautiful family home and one not to be missed. An internal inspection is highly recommended to fully appreciate.

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.

The property comprises on the ground floor; an entrance hallway which follows through to a spacious formal living room with an open fireplace, heading back to the hallway you will find a downstairs cloakroom and utility room with ample room for coats and shoes and benefits from side external access to the front and rear of the property. Following back through the hallway, you have a stunning, open-plan kitchen/diner with bi-fold doors leading out to the private, enclosed garden with a large outbuilding and further benefits from an additional, multifunctional reception room just off the kitchen which is currently being used as a dining room.

Directions

Head out of High Wycombe town centre along Amersham Hill and take the right-hand turning onto Totteridge Road. Head along this road for a considerable way and then you will need to take a left-hand turning onto Lyndon Gardens and then an immediate right onto Turners Drive. The property will be located to your right and you will have reached your destination.

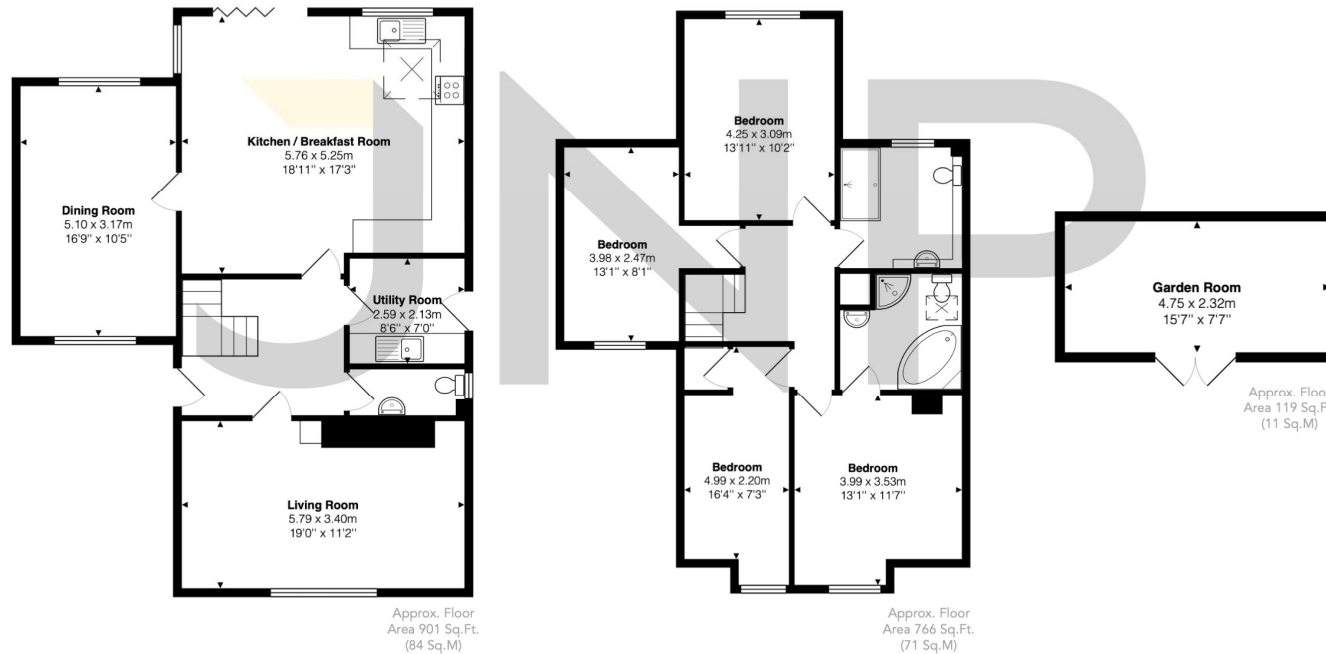
AML Disclaimer

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.

Heading upstairs to the first floor you have a large primary double bedroom with a four-piece en-suite, a further two double bedrooms, a further large single bedroom and a modern family bathroom with a walk in shower.

The property has been finished to a high specification throughout and boasts a large driveway which provides parking for multiple cars and also





The approximate total area for the elements of the property represented on the floorplan is 166 SqM (1786 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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