



18 Sunny Bank, Widmer End, HP15 6PA £575,000 *Freehold*

# A Four Bedroom Link Detached Family Home Situated in a Cul- De-Sac Location

- Entrance Hallway
- Downstairs Cloakroom
- Kitchen
- Living Room/Dining Room
- Separate Family Room
- Four Bedrooms
- En-Suite & Family Bathroom
- Garage & Driveway Parking
- Private Landscaped Garden
- Cul-De-Sac Location
- EPC: D



This spacious four bedroom link detached home is in a tucked away location within walking distance of local amenities. The accommodation in brief comprises of; entrance hallway with access to all rooms including the downstairs cloakroom and kitchen which is overlooking the front aspect. The living room/dining room is of good size and enjoys doors onto the private rear garden. There is a separate family room also enjoying doors onto the rear garden and internal access into the garage. To first floor there are four bedrooms, en-suite shower room and a family bathroom.

Outside, to the front there is driveway parking for several vehicles which serves the garage via an up and

over door. To the rear, the gardens are private enjoying a patio area and an area of lawn.

The location is highly sought after providing popular schools and amenities, also Park Parade shopping centre can be found. For the commuter the towns of High Wycombe and Amersham where mainline train station access is linked into London and Birmingham respectively can be found.

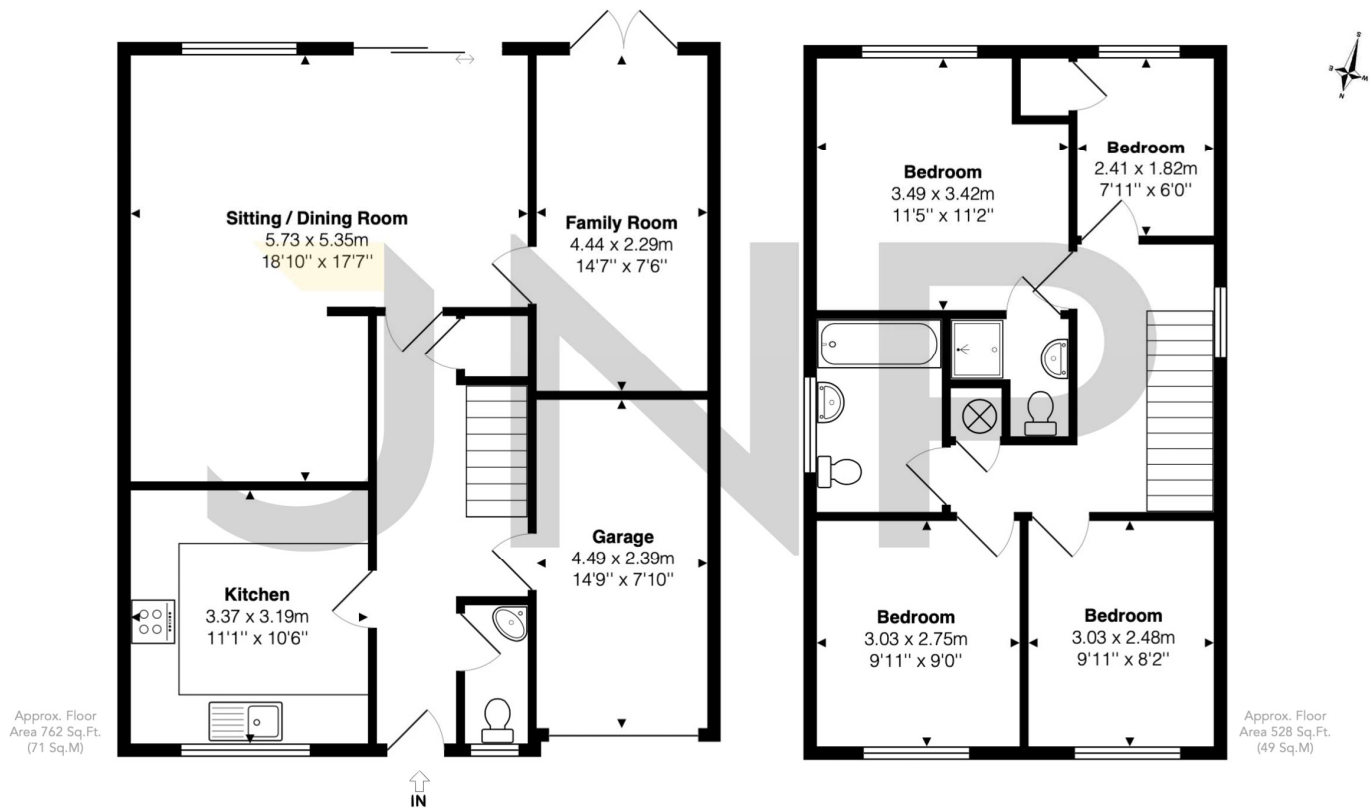
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#### AML Disclaimer

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.



Approx. Floor Area 762 Sq.Ft. (71 Sq.M)

Approx. Floor Area 528 Sq.Ft. (49 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 1290 SqM (1290 Sq.Ft)

Sunny Bank, Widmer End, Buckinghamshire, HP15 6PA

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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