



42 Windmill Lane, Widmer End, High Wycombe, Buckinghamshire, HP15 6AT Asking price £650,000 *Freehold*

Nestled in the charming village of Widmer End, this modern detached bungalow offers versatile accommodation ideal for those downsizing or the family upsizing with the excellent secluded gardens.

- Reception Hallway
- Living Room with Wood Burner
- Conservatory
- Modern kitchen/breakfast Room
- 2 Double Bedrooms
- 3rd Bedroom/Dining Room
- Re-fitted Shower Room
- Gated private driveway
- Carport and Garage
- Beautiful, landscaped gardens
- Viewings Highly recommended
- EPC: D



In brief, this beautifully maintained detached bungalow occupies a fine non-estate location on a delightful plot. The reception hall leads to the living room which is double aspect with wood-burning stove and doors to the conservatory enjoying an outlook over the rear gardens. The modern kitchen/breakfast room is fitted in matching units with access to the rear patio and gardens beyond.

There are two good sized double bedrooms and a separate dining room which could also be used as a bedroom if required. The re-fitted shower room is fitted in a matching white suite.

Outside the home, there is a gated driveway providing ample space for several vehicles with the gardens landscaped with a side carport leading to the garage and gated access to the rear gardens. The rear gardens have been beautifully maintained with a patio area and steps onto the large lawned area, all enclosed by mature greenery and leads to a secret garden area to the rear.

There is a summerhouse and garden shed also to the rear of the gardens.

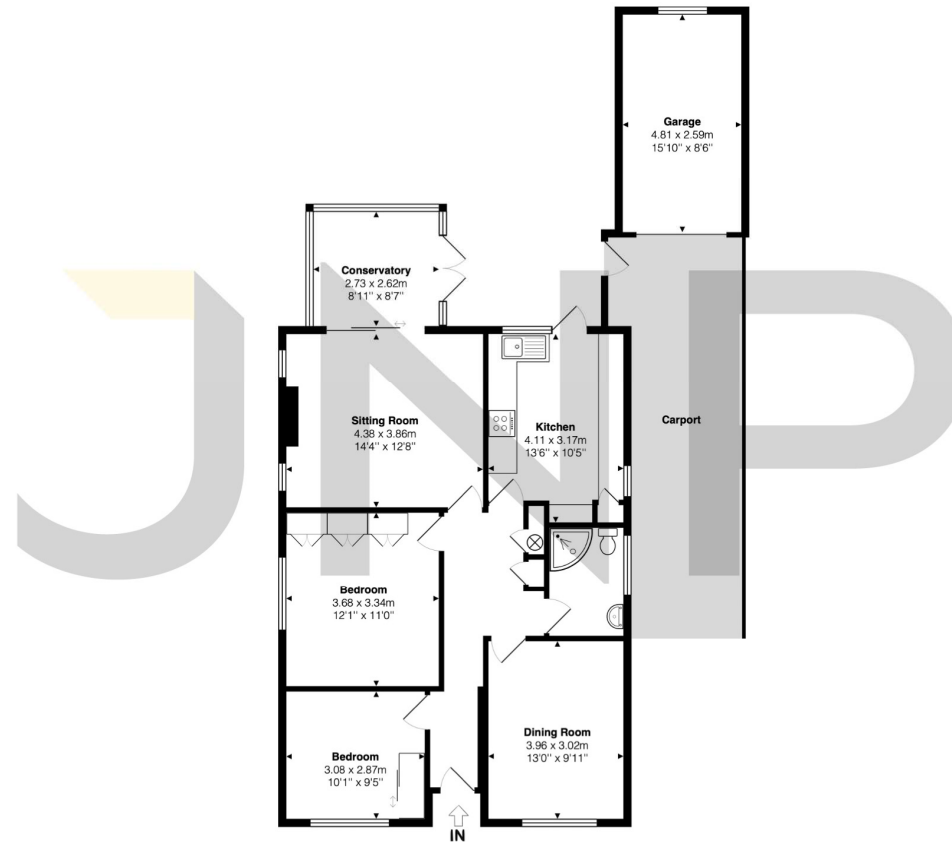
The location of Windmill Lane is ever popular with access to good local primary and secondary schools and a short distance to bus routes which enables access to the nearby town of High Wycombe. Local amenities can be found within a short walk with Widmer End shops a short distance from the property.

Freehold Notes
Council Tax band E. EPC band D.

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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 101 SqM (1083 Sq.Ft) Excl Carport

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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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