

7 Ferniefields, High Wycombe, HP12 4SP

Offers Over £550,000 *Freehold*

Chain free detached bungalow on a generous plot, with a large driveway, versatile living space and excellent access to the M40.

- Detached Bungalow With No Onward Chain
- Beautiful South-Facing Rear Garden With Substantial Summer House
- Ample Driveway Parking And Easy Access To Excellent Schools & M40
- Cosy Living/Dining Room With a Log Burner
- Three Double Bedrooms Plus a Nursery/Office
- Family Bathroom And An Ensuite To Main Bedroom
- Modern Kitchen With a Breakfast Bar
- Great Location
- Well Presented Throughout
- EPC: To be confirmed







Situated on a sought-after road to the south-west of High Wycombe town centre, this beautifully presented and versatile detached bungalow occupies a generous plot and offers spacious, well-planned accommodation ideal for family living or those seeking the convenience of single-level living. The property is offered to the market with no onward chain.

The accommodation is accessed via a welcoming entrance hall and has been thoughtfully arranged to provide excellent flexibility throughout. The principal bedroom is a particular highlight, positioned to the rear of the property and featuring a defined sleeping and dressing area, a stylish en-suite shower room and French doors opening directly onto the rear patio. There are two further generous double bedrooms, along with a versatile office/nursery and a modern three-piece family bathroom. The contemporary fitted kitchen is positioned off the entrance hall and features a useful breakfast bar, while directly opposite is an impressive living/dining room with a log burner providing an excellent central space for both everyday living and entertaining. From here, a cosy conservatory extends to the rear, offering a pleasant outlook over the garden and providing direct access to the outside space. Externally, the beautifully landscaped south-facing rear garden provides an excellent space for outdoor living, with a combination of patio and seating areas, lawn and mature planting. The garden extends to a substantial cabin/summer house, offering a range of potential uses such as a home office, studio, gym or entertaining space. To the front, a generous driveway provides ample off-street parking for multiple vehicles.

The property is conveniently located for a range of local amenities, bus routes and well-regarded schools, including John Hampden Grammar School and Wycombe High School. Junction 4 of the M40 is also within easy reach, while High Wycombe town centre offers the Eden Shopping Centre, a variety of shops, restaurants and leisure facilities, a theatre, library and mainline railway station providing direct services to London Marylebone.

This is an excellent opportunity to acquire a spacious, versatile and move-in-ready detached bungalow in a highly desirable location. An internal viewing is highly recommended to fully appreciate the accommodation, plot and lifestyle this property has to offer.

Directions

From our office, head south on Crendon Street (A404) and turn right onto Easton Street, following the signs for Amersham Road (A40). Continue as Easton Street becomes Queen Victoria Road, then take the second exit at the roundabout onto Abbey Way (A40). Stay on the A40 through the next roundabout, then take the third exit at the following roundabout onto New Road (A4010) towards Handy Cross. Turn left onto Mill End Road, continue as it curves into Cressex Road, then turn right onto Ferniefields where the house can be found on the left hand side.

Tenure: Freehold

The property offers a potential rental income of £2,250 PCM. Council Tax band D. EPC band to be confirmed.

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 AIG (KH) Ltd T/A JNP.

AML Disclaimer

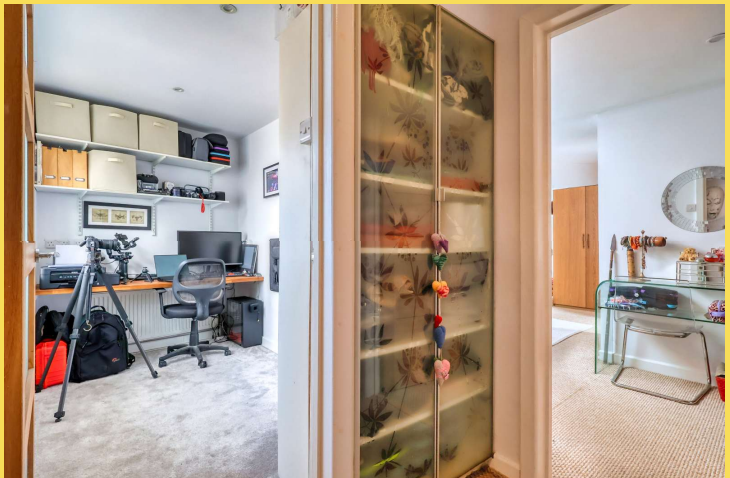
Please note that it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note that we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



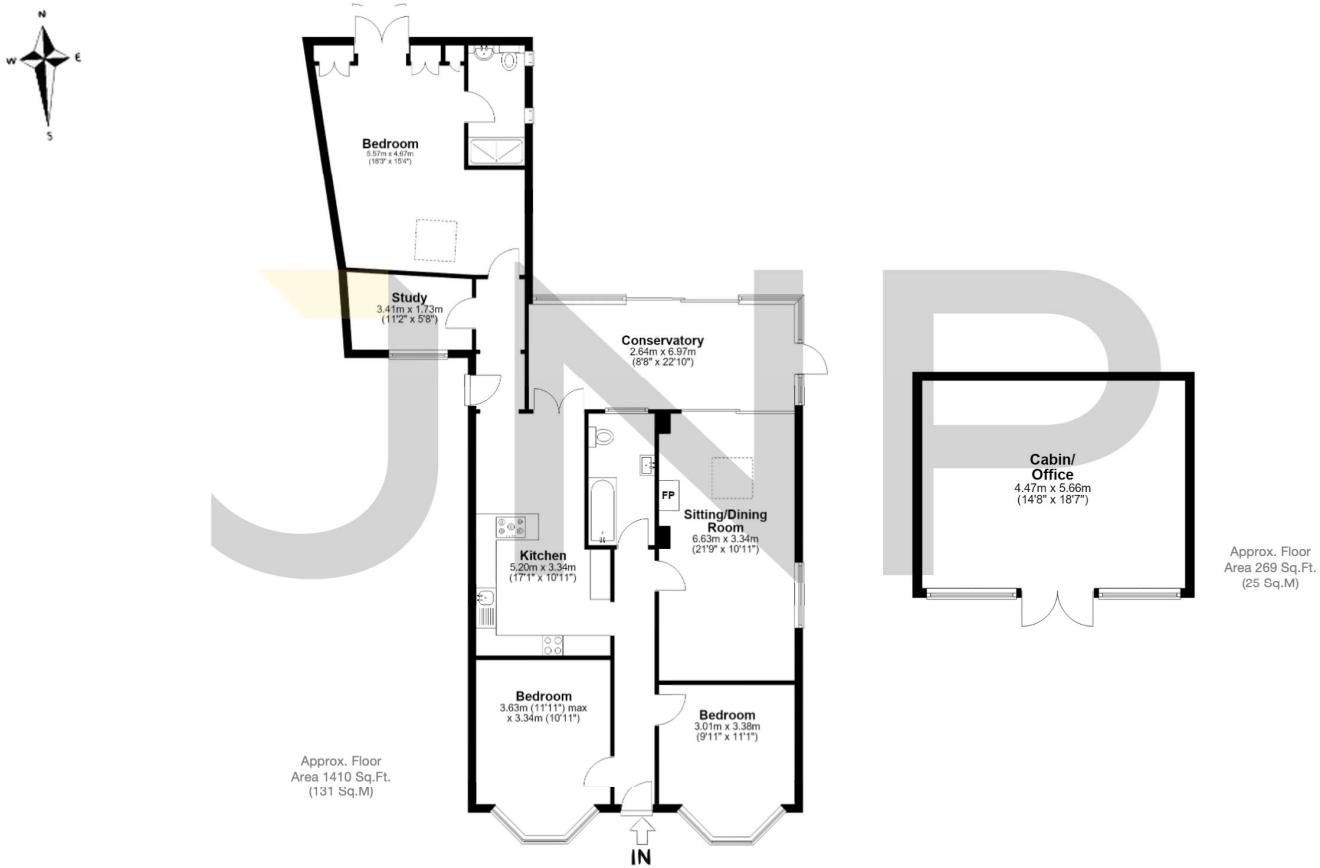












The approximate total area for the elements of the property represented on the floorplan is 160 SqM (1717 Sq.Ft)

Ferniefields, High Wycombe, Buckinghamshire, HP12 4SP

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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