



4 Marigold Walk, Widmer End, Buckinghamshire, HP15 6BZ

Beautifully presented, extended four bedroom, three reception room detached house, in small cul-de-sac!

Spacious, Extended & Improved Detached House | Beautifully Presented | Entrance | Cloakroom | Utility Room | Fitted kitchen | 'L' Shaped Lounge/Dining Room | Family Room/Dining Room | Main Bedroom With En-Suite Shower Room | Three Further Double Bedrooms | Family Bathroom | Gas CH & Sealed Units | Garage | Private Drive | Mature Landscaped Gardens - An Absolute Delight |

Located in the popular village of Widmer End, tucked away in a small cul-de-sac, is this lovely, extended and refitted detached family house. The property offers deceptively spacious accommodation that can only really be appreciated by an internal viewing. To the downstairs there is an entrance hall, cloakroom, fitted kitchen and separate utility room. Plus, a large lounge/dining room, which is a fine 'L' shaped room with bi-fold doors to the family room (currently used as a dining room). Upstairs, there are four excellent size bedrooms and a modern family bathroom. The main bedroom has a luxury fitted shower room. Other benefits include gas radiator central heating and sealed unit double glazing. The rear garden is charming, well established and landscaped over two tiers with lawns, feature flower and shrub beds and is totally enclosed. To the front, there is a driveway and access to the integral garage. All in all a lovely property, which needs to be viewed!

Price... £599,950

Freehold

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)		77
D	(55-68)	68	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Most energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LOCATION

Neighbouring the Chiltern countryside... Catchment for the excellent Widmer End School... Catchment for Royal Grammar School for boys and Wycombe Grammar for girls... On the bus route to High Wycombe (3 miles) and Great Missenden (5 miles)... Fast London trains from both towns plus Amersham (5 miles) and Beaconsfield (6 miles)... Parade of shops a short walk... Doctors, dentist, post office, library and a wide range of other facilities in nearby Hazlemere... M40 junction 4 (4 miles), junction 3 (5 miles) and junction 2 (6.5 miles)....

DIRECTIONS

From Wye Residential Hazlemere, leave the Crossroads via Holmer Green Road (signposted Holmer Green) continue along and at the mini-roundabout take the first exit into Western Dene. Proceed along and take the first right into Primrose Hill. Continue up the hill and then take the second left into Georges Hill. Take the second left into Columbine Road, then turn right into Larkspur Way then left into Marigold Walk, where the property is located on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

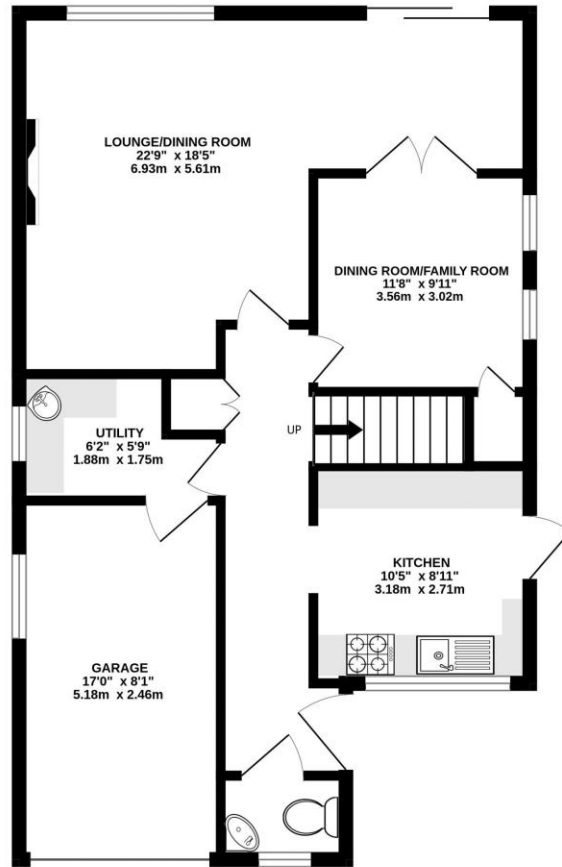
MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

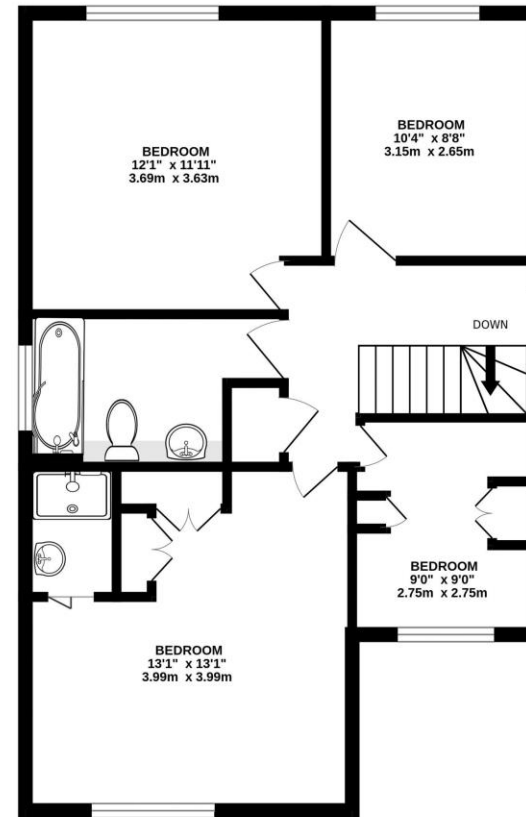
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership