



15 Wallingford Gardens, High Wycombe, HP11 1QS

£725,000



15 Wallingford Gardens

High Wycombe

A well appointed family home in this prestigious and highly sought after cul-de-sac. The property is situated close to local schools including Wycombe High School and John Hampden Boys Grammar school. Entrance hall, Cloakroom, Utility room, Kitchen/Breakfast room, Sitting room, Dining room, Bedroom 1 with en suite bathroom, Three further bedrooms, Family bathroom, Gas central heating, Double glazing, Double garage, Gardens. Council Tax band: G. Tenure: Freehold

Entrance hall

Radiator, stairs to first floor, wall thermostat, door to garage

Cloakroom

Low level W.C., wash hand basin with mixer tap, part tiled walls, tiled flooring, radiator, window to rear

Utility room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, floor mounted gas fired Potterton gas fired central heating boiler, tiled splash backs, radiator, door to garden

Kitchen/breakfast room

Fitted with a range of eye and base level units incorporating stainless steel sink unit with mixer tap and drainer, built in Bosch oven, fitted four ring Bosch gas hob with extractor over, space and plumbing for dishwasher, space for fridge/freezer, radiator, part tiled walls, down lighters, door to side, window to front

Dining room

Radiator, dimmer switch, window to front



Dining room

Radiator, dimmer switch, window to front

Sitting room

Two radiators, down lighters, patio doors to garden, window to rear

First floor**Landing**

Access to loft space, airing cupboard housing foam clad hot water cylinder and shelved storage

Bedroom 1

With two built in double wardrobes, radiator, window to rear

En suite Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap, low level W.C., wash hand basin with mixer tap, shaver point, shelved cupboard, heated towel rail, down lighters, window to side

Bedroom 2

With fitted double wardrobe, walk in storage cupboard, radiator, window to front

Bedroom 3

Radiator, window to rear

Bedroom 4

Radiator, With fitted double wardrobe, window to front

Family Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap, heated towel rail, tiled walls, shaver point, down lighters, window to side

Front garden/Parking

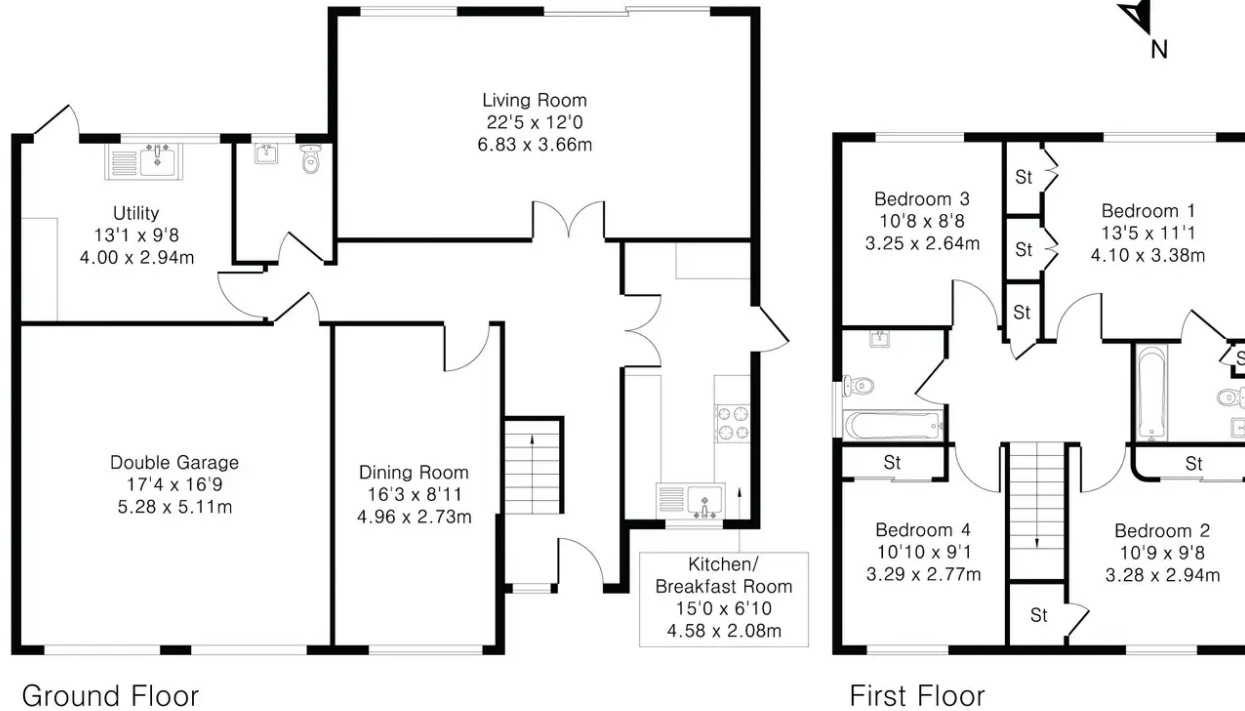
A driveway provides parking

Double garage

With up and over doors (one electric), light and power



Approximate Gross Internal Area 1773 sq ft – 165 sq m
Ground Floor Area 1161 sq ft – 108 sq m
First Floor Area 612 sq ft – 57 sq m



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