



41 Doolittle Avenue

High Wycombe

- A Stunning Four/Five Bedroom Detached Family Home With Nearly 1800 Sq Ft Of Living Accommodation
- Gas Central Heating To Radiators And Double Glazed Windows And Doors
- Large Fitted Kitchen/Breakfast Room, Two Bathrooms(One EnSuite) And Ground Floor Cloakroom
- Large Garage Plus Additional Driveway Parking To Rear
- Highly Sought After Residential Development With Local Shops And High Quality Schooling
- Close To Junction 4 Of The M40 and Both Boys And Girls Grammar Schools
- L Shaped Design Located On A Corner Plot
- Lovely Totally Enclosed Rear Garden With Patio Area
- No Upper Chain, Early Is Viewing Advised Of This Large Family Home

Situated on the popular Pine Trees development which has a convenience store and primary school within very close proximity and being situated just over 1 mile from the town centre means that there is a wide variety of shopping, leisure and hospitality facilities available as well as a mainline railway station to London/Birmingham. The property is also close to Junction 4 of the M40 motorway

Council Tax band: F

Tenure: Freehold: There is an Estate Charge £490.00 Per annum

EPC Energy Efficiency Rating: B



41 Doolittle Avenue

High Wycombe

Presented to the market with no upper chain, this impressive four/five bedroom detached family home offers nearly 1800 sq ft of versatile living accommodation, ideally situated within a highly sought after residential development. The property features gas central heating to radiators, as well as double glazed windows and doors throughout. The spacious, L shaped design (located on a desirable corner plot) provides a welcoming entrance hall, a large fitted kitchen/breakfast room, bedroom five/study, large double aspect lounge and a convenient ground floor cloakroom, upstairs are two bathrooms (including an ensuite to the principal bedroom) and four good size bedrooms. The well-proportioned reception rooms offer ample space for both entertaining and family life, with flexibility to create a fifth bedroom or home office if required. Additional benefits include a large garage, plus further driveway parking to the rear of the property. The location provides excellent access to local shops, high quality schooling (including both boys and girls grammar schools), and is within easy reach of Junction 4 of the M40 for commuters. This substantial family home represents a rare opportunity in a popular area, and early viewing is strongly recommended to fully appreciate the size, layout, and quality of accommodation on offer. Being sold with no upper chain early viewing is advised.



**Approximate Gross Internal Area 1496 sq ft - 138 sq m
(Excluding Garage)**

Ground Floor Area 748 sq ft – 69 sq m

First Floor Area 748 sq ft – 69 sq m

Garage Area 260 sq ft – 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wychombe@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

