

SIMMONS & SONS

ESTATE AGENTS AND VALUERS • INDEPENDENT SINCE 1802

1 HIGH STREET, MARLOW, BUCKINGHAMSHIRE, SL7 1AX.
Telephone: 01628 484353 Facsimile: 01628 898233

**MAYFIELD
HORSLEYS GREEN, BUCKS HP14 3UX**



PRICE GUIDE ... £450,000 ... FREEHOLD

A DETACHED BUNGALOW SITUATED IN THIS SEMI-RURAL LOCATION SITTING IN A TOTAL PLOT (INCLUDING PADDOCK AREA) OF APPROXIMATELY 0.59 OF AN ACRE WITH A 49' FRONTAGE. THE PROPERTY OFFERS SCOPE FOR REMODELLING, IMPROVEMENT AND EXTENSION. ALTERNATIVELY AND SUBJECT TO PLANNING PERMISSION AND BUILDING REGULATION APPROVAL THE CURRENT DWELLING COULD BE REPLACED WITH A BRAND NEW PROPERTY

BERKSHIRE •

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OXFORDSHIRE

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SITUATION: Horsleys Green is situated in a convenient location within a short drive of Stokenchurch Village whilst Marlow and High Wycombe are within easy reach. Access to the M40 motorway junction 5 is just two miles distance with mainline railway stations available at High Wycombe and Princes Risborough town centres. There are local schools nearby such as St Mary's at Towersey and the property is within catchment for RGS, John Hampden and Wycombe High School.

DIRECTIONS: From the offices of SIMMONS & SONS OF MARLOW proceed out of Marlow on the B482 as sign posted Lane End. Continue through the village of Lane End continue towards Stokenchurch on the B482 and at the A40 junction turn right towards West Wycombe and continue along this road passing the garden centre on the right, take the next turning on the right towards Horselys Green where the property will be found a short distance along on the right hand side. A representative of Simmons and Sons will meet you at the property.

ACCOMMODATION COMPRISES: (All measurements are approximate)

GROUND FLOOR:

ENTRANCE HALL:

CLOAKROOM: A two piece suite comprising low level w.c., pedestal wash hand basin

SITTING ROOM: 19'3 x 13'9" A dual aspect room overlooking gardens and paddock area, stone fireplace, inset working fire, two wall light points

DINING ROOM: 14'6" x 13'6" Door to garden

KITCHEN: 13'8" x 12'4" including recess
Comprising single drainer one and a half bowl sink unit, cupboard below, further range of eye-level and base units, roll-edge worktop surfaces over, integrated electric hob, extractor above, integrated oven and grill, dishwasher and fridge/freezer,

UTILITY ROOM: 6'5" x 5'10" Base and eye level units to one wall, countertop surface, plumbing for washing machine, door to side

STUDY/BEDROOM 3: 12'4 x 7'10" Side and rear aspect

INNER HALLWAY: Airing cupboard housing foam dipped hot water tank

FIRST FLOOR:

MASTER BEDROOM: 14'11" x 9'11" Rear aspect overlooking garden, fitted wardrobes to one wall

EN-SUITE CLOAKROOM: Two piece suite comprising low level w.c., pedestal wash hand basin

BEDROOM 2: 11'7" x 9'10" Front aspect, fitted wardrobes to one wall

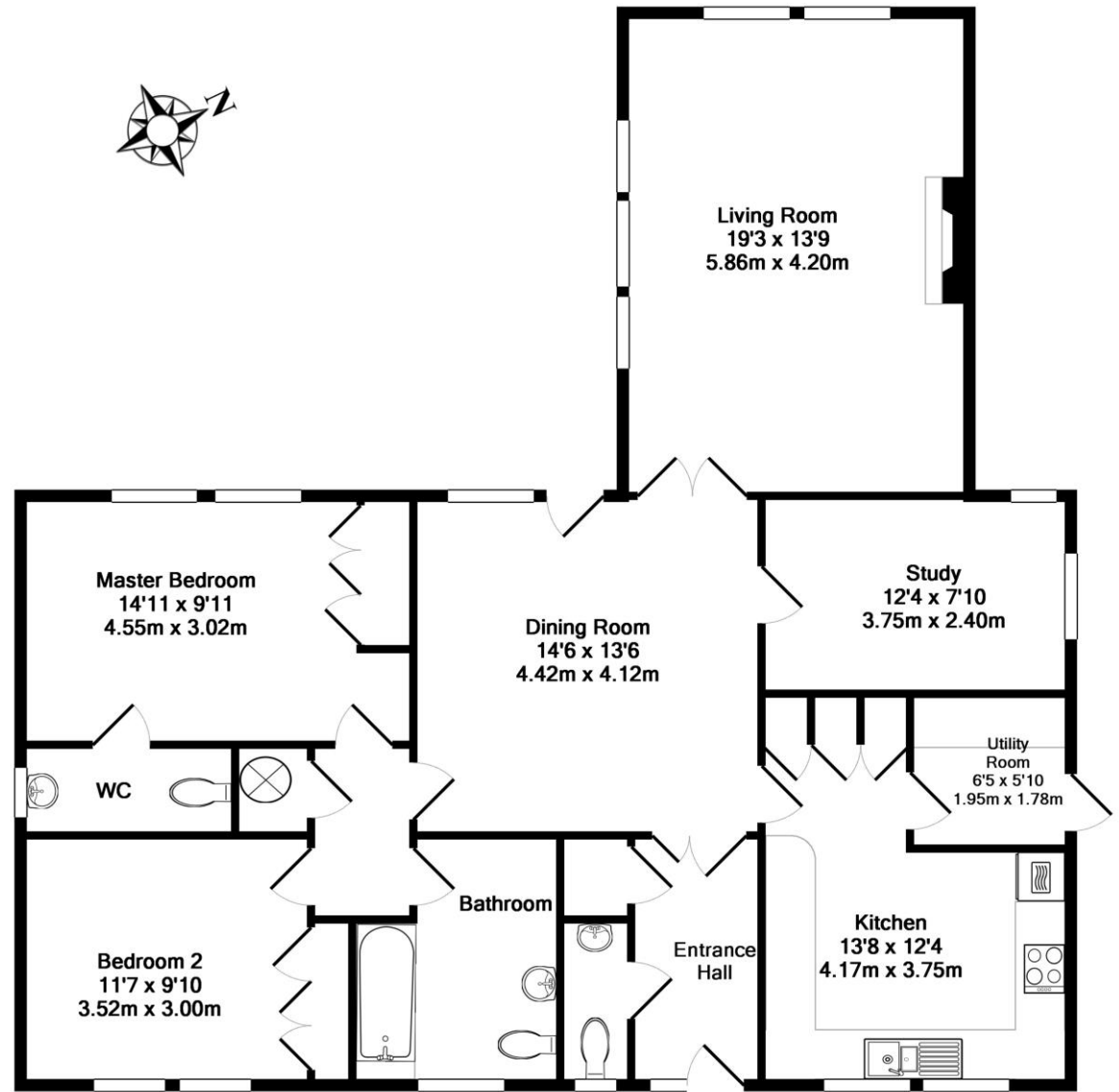
BATHROOM: A three piece suite comprising panel enclosed bath, pedestal wash hand basin, low level w.c., half-tiled walls, heated towel rail

OUTSIDE:

FRONT GARDEN: Peashingle driveway provides parking for vehicles and is enclosed by hedging and partial hedging to the front boundary

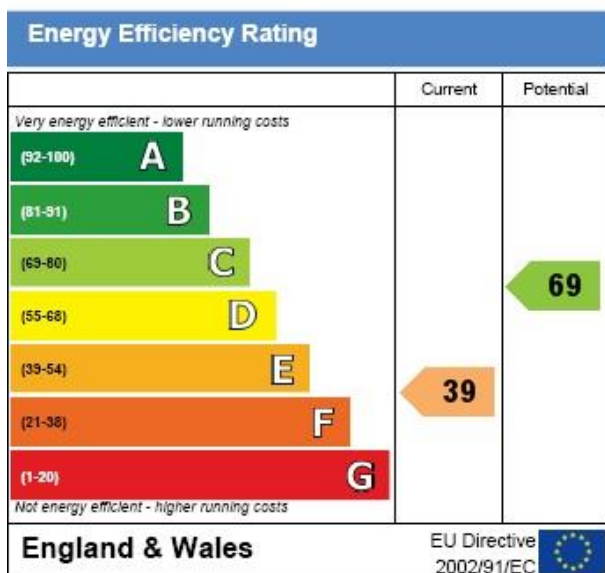
REAR GARDEN: Of a good size being lawned with mature planting, post and rail fence gives access to paddock area which has a number of fruit trees. The whole is enclosed by hedging and offers a high level of privacy





TOTAL APPROX. FLOOR AREA 1245 SQ.FT. (115.6 SQ.M.)
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Address: Mayfield, Horsleys Green, HIGH WYCOMBE, Buckinghamshire, HP14 3UX
RRN:



NOTE: We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey and it is not our firm's policy to test services and domestic appliances, so we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING: BY PRIOR APPOINTMENT WITH THE VENDORS AGENTS

SIMMONS & SONS OF MARLOW TEL: (01628) 484353

Ref: MS/2848

