

FREEHOLD



10 MERLEWOOD CLOSE, HIGH WYCOMBE, HP11 1QQ

**Rye
View**
HOMES

10 MERLEWOOD CLOSE, HIGH WYCOMBE, HP11 1QQ

House - Detached



Asking Price

£1,100,000

RyeView Homes are pleased to present to the Sales Market this spacious six-bedroom detached house. Located in a sought-after, quiet cul-de-sac in the Daws Hill area of High Wycombe, this delightful family home offers a good mix of character and contemporary design. It is ideally situated within a short drive of the town centre, the Railway Station, and offers easy access to the M40 through Junction 4. This property is located within the catchment of sought-after grammar schools.

The accommodation is well-designed with the living areas at the center of the house and wings on either side. It comprises a spacious hallway, a large double-aspect living room, a large family room, a modern open-plan kitchen/diner, five double bedrooms, and a study/sixth bedroom. There are also two family bathrooms and one en-suite shower room. The property presents a fantastic opportunity for an annexe or separate living space upstairs.

The open-plan kitchen/diner features wooden flooring and double patio doors that open to the secluded and private rear garden, making it the perfect space for family life and entertaining. The living room is a comfortable space with a

FEATURES

- Six Bedroom House
- Open Plan Kitchen & Dining Room
- En-Suite Shower Room
- Private Rear Garden
- Gas Central Heating
- Detached House
- Two Family Bathrooms
- Annexe Potential
- Driveway Parking
- UPVC Double Glazing

fireplace, carpeted flooring, and patio doors that also provide access to the private rear garden.

All of the bedrooms feature wooden flooring. The property also benefits from a utility room, a large driveway, and a private, secluded, and large rear garden.

This is an ideal family home or buy-to-let investment.

Parking

Large private driveway.

Garden

Large, private, and secluded garden at the rear.

Location

Ideally located in an end-of-cul-de-sac plot, just a few minutes away from the M40.

Tenure

Freehold

Council Tax Band

E

Viewing

Strictly by appointment only.

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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H O M E S