

# Fords.

SALES | LETTINGS | NEW HOMES

Fernie Fields High Wycombe HP12 4SN



## Fernie Fields High Wycombe HP12 4SN

**Offers over £600,000**

A well-presented three-bedroom detached family home, occupying a sought-after and peaceful position, benefiting from an impressive south-facing rear garden extending to over 140 feet. Offering spacious and versatile accommodation throughout, the property is ideally suited to modern family living and further benefits from ample driveway parking and a garage.

## Description

Upon entering the property, you are welcomed by a useful entrance porch providing space for coats and shoes, which leads through to a central hallway. From here, there is access to a contemporary family shower room, a spacious L-shaped living/dining room, a modern fitted kitchen, and the principal bedroom. Completing the ground floor is a bright sunroom overlooking the garden, a generous utility/boot room, and integral access to the garage.

The first floor offers two well-proportioned bedrooms, both benefiting from fitted wardrobes, providing ample storage space.

Externally, the property enjoys an impressive south-facing rear garden extending to approximately 140 feet in length, creating an ideal setting for outdoor dining, entertaining, and family enjoyment. There are also a number of useful storage sheds and outbuildings, with several fruit trees and an allotment area. To the front, a substantial driveway provides off-road parking for four to five vehicles.

## Situation

Fernie Fields is a quiet and highly regarded residential development situated to the north-west of High Wycombe town centre, offering a peaceful setting whilst remaining conveniently close to local amenities, excellent transport connections and the popular Squirrel Public House with excellent food and access to woodland.

The area is particularly popular with families and commuters alike, benefiting from easy access to High Wycombe railway station, which provides direct services to London Marylebone in approximately 25 minutes. The nearby M40 motorway (Junction 4) also offers excellent road links to London, Oxford and Birmingham.

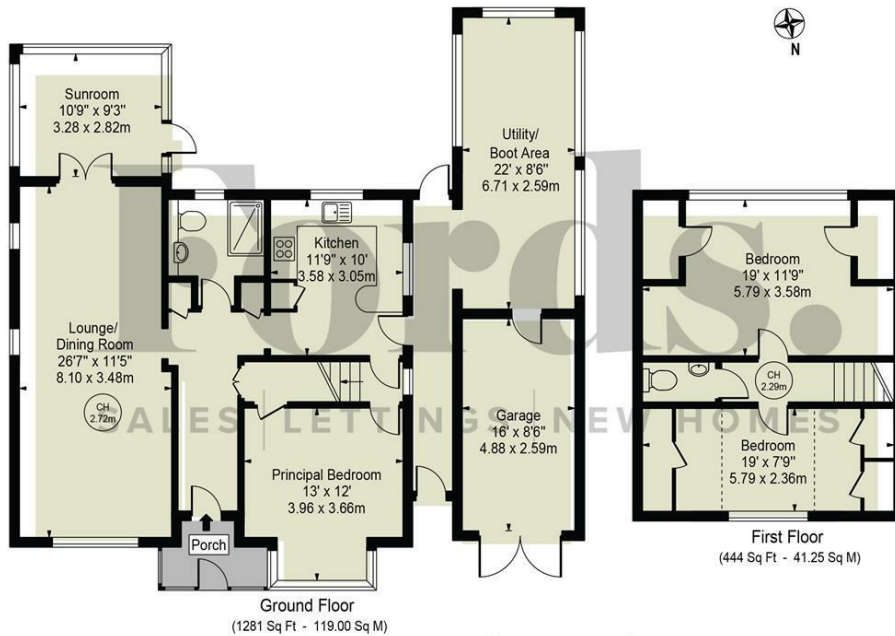
A range of local shops, supermarkets, cafés and leisure facilities can be found nearby, whilst the Eden Shopping Centre offers an extensive selection of retail and dining options. The property is also ideally positioned for access to highly regarded local schooling, including both grammar and state schools.



# Floor Plans

## Ferniefields

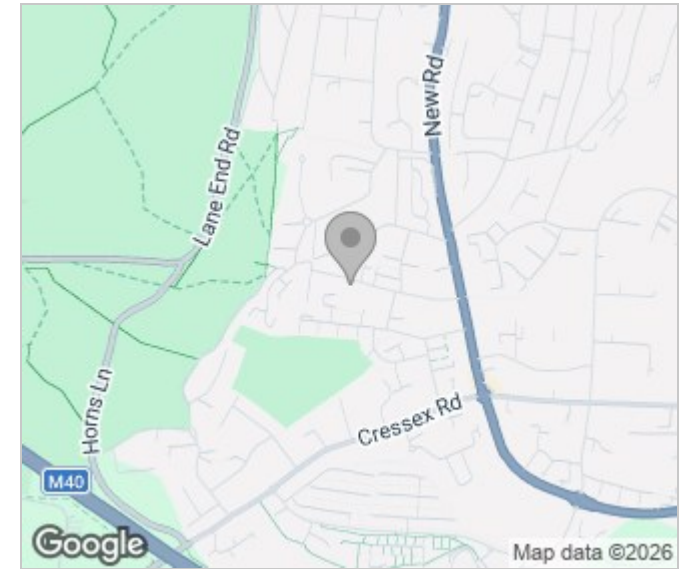
Approx. Gross Internal Area 1589 Sq Ft - 147.62 Sq M  
 (Including Restricted Height Area & Excluding Garage)  
 Approx. Gross Internal Area 1489 Sq Ft - 138.33 Sq M  
 (Excluding Restricted Height Area, & Garage)  
 Approx. Gross Internal Area Of Garage 136 Sq Ft - 12.64 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	