



38 Booker Place

High Wycombe

- A Modern Semi Detached Home in Popular, Convenient Location
- Presented in Exceptional Order Throughout
- Entrance Hall, Cloakroom/WC, Living Room and Fabulous Refitted Kitchen/Dining Room
- Master Bedroom with En Suite Shower Room, Two Further Bedrooms and Luxury Family Bathroom
- Gas Central Heating, Double Glazing & Doors from Dining Area to the Garden
- Enclosed Garden with Patio and Lawn, Off Street Parking or two Cars
- Viewing Essential to be Appreciated

Situated on the south west fringe of High Wycombe ideally located for access to the M40 motorway and a wide variety of supermarkets, retail outlets and department store, all within easy reach. Nestled between High Wycombe and Marlow, both town centres are easily accessed and provide a wide variety of shops, restaurants, bars and leisure facilities. High Wycombe has a mainline rail link to London and the North as well as a bus terminus serving local routes and airport connections.

Council Tax band: D

Tenure: Freehold

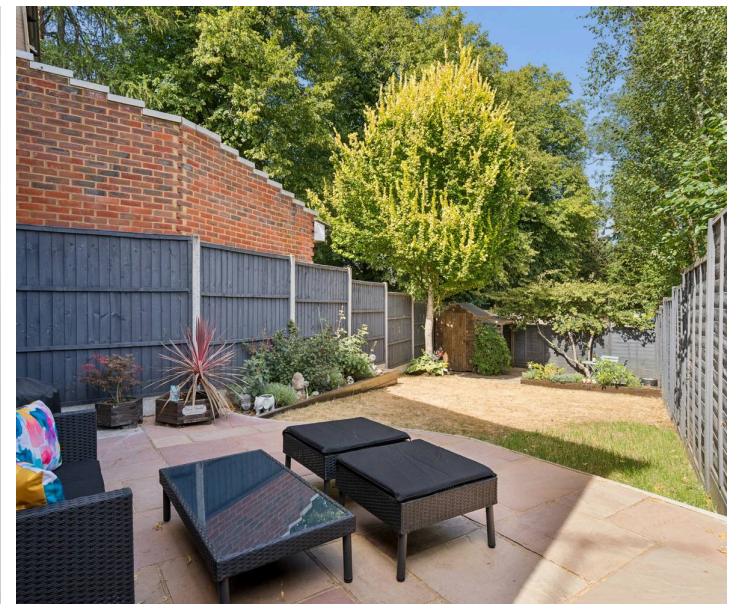
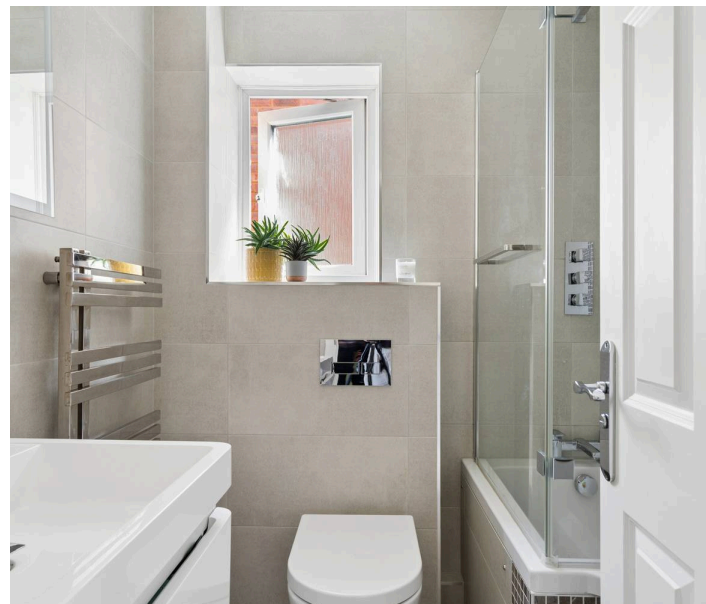
EPC Energy Efficiency Rating: C



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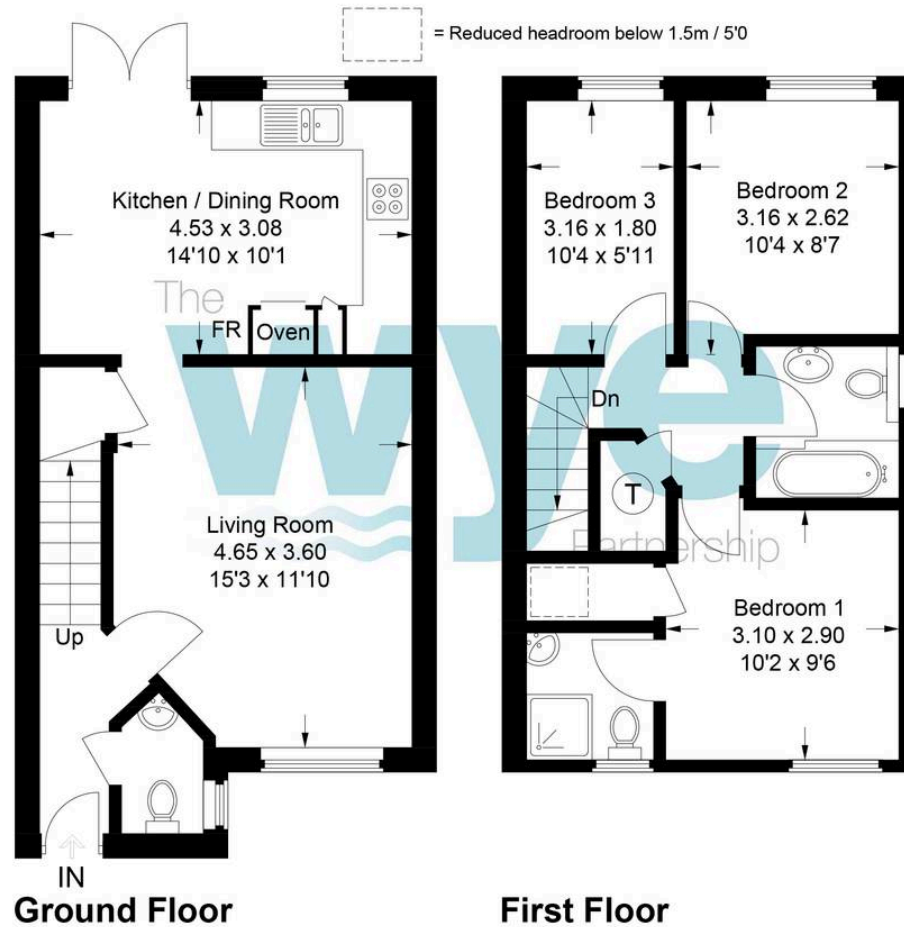
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This beautifully presented three bedroom semi detached house offers an exceptional opportunity to acquire a modern home in a highly sought after and convenient location. The property is maintained in outstanding order throughout, featuring a welcoming entrance hall, a useful cloakroom/WC, a spacious living room, and a fabulous refitted kitchen/dining room that is perfect for family living and entertaining. Upstairs, the master bedroom benefits from an en suite shower room, while two further bedrooms are served by a luxurious family bathroom. The house is equipped with gas central heating and double glazing, ensuring comfort and energy efficiency. Doors from the dining area provide easy access to the private enclosed garden. Further benefits include off street parking for two cars. This impressive home must be viewed to be fully appreciated.



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Approximate Gross Internal Area
Ground Floor = 38.4 sq m / 413 sq ft
First Floor = 36.6 sq m / 394 sq ft
Total = 75.0 sq m / 807 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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