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ESTATE AGENTS

9 Sierra Road, Wye Dene, High Wycombe, Buckinghamshire, HP11 1GX



9 Sierra Road, Wye Dene, High Wycombe, Buckinghamshire, HP11 1GX

Guide price £250,000

A beautifully presented first floor apartment situated in the highly desirable Wye Dene development.

Description

Upon entering the property through the front door, you are welcomed into a central hallway. To your right is a double bedroom, complete with a large built-in wardrobe. The family bathroom, accessible from the hallway, boasts a bath, a walk-in shower, and abundant storage behind the mirror and beneath the bathtub. A utility cupboard next to the front door houses the hot water tank and washer/dryer.

The open-plan kitchen, dining, and sitting room area is filled with natural light from its double-aspect view. The kitchen offers ample storage and features integrated appliances, including a Miele dishwasher, a Haier fridge freezer with a filtered water dispenser, a BEKO oven, hob, and extractor fan. The balcony, accessible through double doors in the sitting room, provides plenty of seating space.

Additional features of the property include gas central heating powered by a newly installed combi boiler, allocated parking, visitor bays, and access to communal gardens.

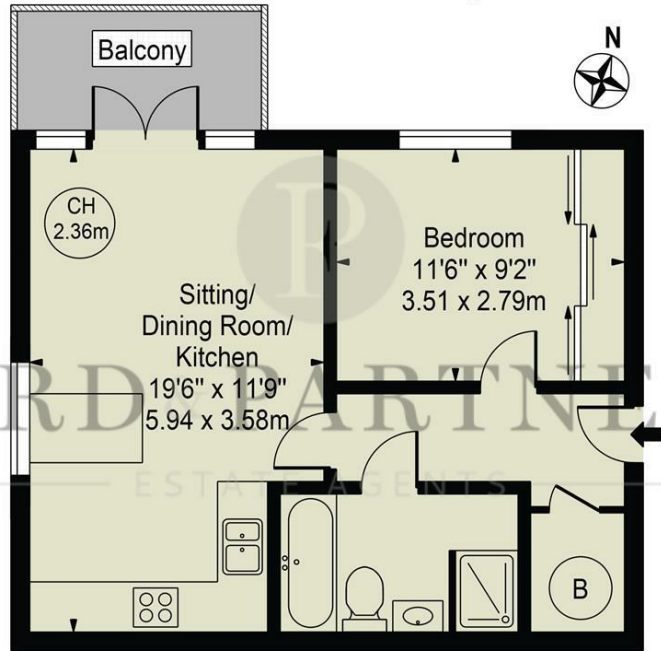
Situation

Located a short drive to the east of High Wycombe's town centre there is a good array of retail and leisure facilities within close proximity. Within a short, level walk is the Rye Park to the west and Kingsmead Park to the east, both of which provide numerous clubs, including cricket, tennis, bowling, rugby and swimming at the lido. High Wycombe has been subject to significant public and private re-development over recent years with the new Sports Centre at Handy Cross and the Eden Centre at its heart providing a host of retail, hospitality and entertainment venues. For commuters the location is ideal for users of the mainline railway station which has fast trains arriving at London Marylebone in under half an hour, and for road users, Junction 3 & 4 of the M40 provide access to the M25 and London Heathrow Airport just beyond.



Sierra Road

Approx. Gross Internal Area 456 Sq Ft - 42.36 Sq M



First Floor

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



Energy Performance Graph

Energy Efficiency Rating

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