



**FORD & PARTNERS**

— ESTATE AGENTS —

Ash Road High Wycombe HP12 4SR





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**£500,000**

A well presented three bedroom semi detached home situated on a quiet residential street in the popular area of Booker. With great access to local schooling and commuting links, this property would make an ideal home or investment purchase.



## Description

This well presented three-bedroom semi-detached property is positioned on a quiet residential road in the ever so popular Booker area to the Southwest of High Wycombe town centre. Available for the first time in almost 20 years this fine home boasts three well-proportioned bedrooms, spacious living/dining area, conservatory, kitchen, utility room, downstairs WC & two garages.

This practical family home benefits from a spacious driveway with access to two garages one of which can be accessed via the utility room. To the rear there is a well sized and maintained garden with a manicured lawn and patio.

## Situation

Ash Road is found to the Southwest of High Wycombe town centre. Situated in a family friendly area Booker/Cressex offers plenty of convenience with access to great schooling nearby and plenty of amenities including John Lewis, Asda and the High Wycombe Leisure Centre all located under a mile away.

For commuters by car J4 M40 is situated 1 mile away whilst for rail users High Wycombe Train Station is located just 2.4 Miles away, providing regular services to London Marleybone & Birmingham via Oxford.





**Ash Road, HP12 4SR**  
Approximate Gross Internal Area  
Ground Floor = 1076 sq ft / 100.0 sq m  
(Including Garages)  
First Floor = 493 sq ft / 45.8 sq m  
Total = 1569 sq ft / 145.8 sq m

CH 2.35 = Ceiling Height

**Ground Floor**

Conservatory  
10'11" x 10'11"  
3.34 x 3.34m

Kitchen  
10'10" x 8'4"  
3.31 x 2.53m

Sitting / Dining Room  
22'11" x 10'2"  
6.99 x 3.09m

Garage / Workshop  
18'6" x 10'2"  
5.65 x 3.09m

Garage  
16'2" x 8'7"  
4.92 x 2.62m

Utility

Up

Up

IN

**First Floor**

Bedroom 2  
13'3" x 11'4"  
4.03 x 3.46m

Bedroom 1  
11'4" x 10'1"  
3.45 x 3.08m

Bedroom 3  
10'11" x 8'2"  
3.34 x 2.50m

Dn

CH 2.34

Floor Plan produced for Ford & Partners by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>55</p>	<p>76</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	