



TREVOR TAYLOR POWERED BY **exp** TM UK

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Pheasant Drive, Downley, High Wycombe, HP13 5JW

£400,000

3 1 1

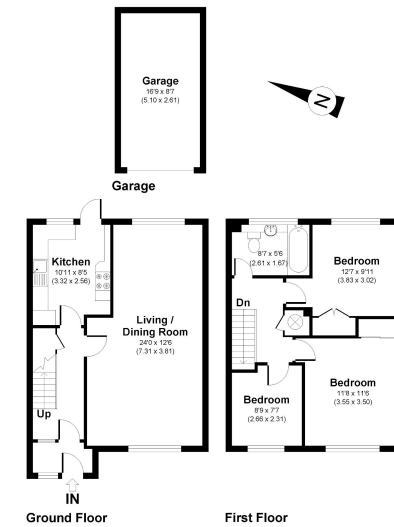
- A Well Presented Mid Terrace Home
- 3 Bedrooms
- Garage In A Block
- Elevated Position With Views Over Open Countryside
- Viewings highly recommended
- Dual aspect living / dining room
- Private Enclosed Rear Garden
- Short Walk from Local Amenities
- Close To Local Schools
- Please quote reference TT0480



The accommodation begins with the front door opening into the entrance porch and hallway which leads into a light and spacious dual aspect living/dining room. To the rear of the property is a modern kitchen which has a range of eye level and base units and back door leading to the patio area and private garden. On the first floor you will find an open landing leading to 3 bedrooms, 2 of which are double bedrooms with built in cupboards for storage and the family bathroom. Also on the first floor is the airing cupboard and access to the loft.

Externally the patio leads onto the low maintenance enclosed rear garden with a back gate that provides convenient access to the garage.





Pheasant Drive, HP13

APPROXIMATE GROSS INTERNAL AREA 1043 SQ FT / 96.94 SQ M INC. GARAGE
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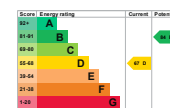
Energy performance certificate (EPC)		
66, Pheasant Drive HP13 WYCOMBE HP11 3JW	Energy rating D	Valid until: 4 February 2028
Property type	Mid-terrace house	Certificate number: 0666-2895-6522-9109-2961
Total floor area	83 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/homeletting-owners-tenants-property-minimum-energy-efficiency-standard-landlord-guidance)
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Energy rating and score

This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60