



Offers In Excess Of

£450,000

Freehold



A well presented THREE/FOUR bedroom DETACHED family home with a self contained ANNEXE offered to the market with NO ONWARD CHAIN. The property is located in a quiet tucked away cul-de-sac on the west side of High Wycombe within close proximity to local schools, shops and transport facilities including junction 4 of M40. The accommodation comprises; entrance hall, spacious living room, large contemporary kitchen/diner, three bedrooms, shower room and separate bathroom. The self contained annexe comprises of; open plan bedroom/living room/kitchen with en-suite shower room. The property further benefits; driveway parking, enclosed rear garden, gas central heating and UPVC double glazing.

The property is currently achieving a rental income of £2,600.00 PCM (£31,200 per annum). Council Tax band D. EPC band D.

- DETACHED HOUSE WITH ANNEXE
- NO ONWARD CHAIN
- THREE/FOUR BEDROOMS
- THREE BATHROOMS
- LARGE KITCHEN/DINING ROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY PARKING (PLUS NON RESTRICTED ON ROAD PARKING)
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- QUIET CUL-DE-SAC LOCATION

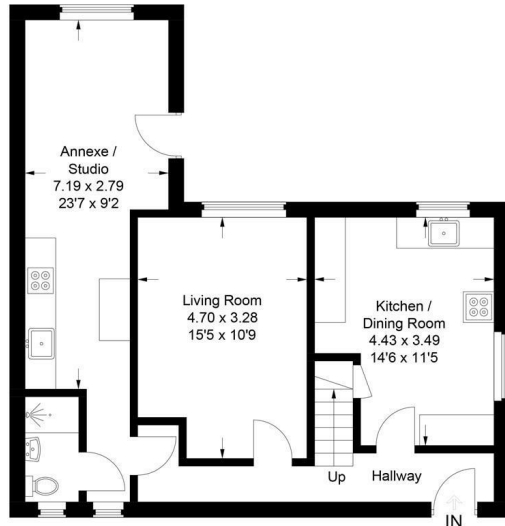


24 Sharrow Vale, High Wycombe, Buckinghamshire, HP12 3HB

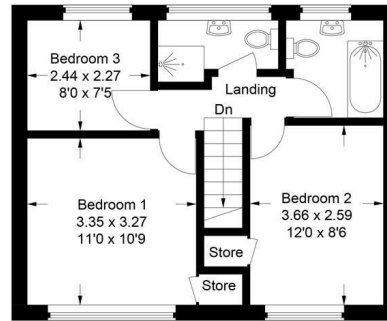
Estate Agents ~ Lettings Agents ~ Valuers ~ Independent Mortgage Advisors

EPC Rating: null

Approximate Gross Internal Area
Ground Floor = 61.8 sq m / 665 sq ft
First Floor = 38.6 sq m / 415 sq ft
Total = 100.4 sq m / 1,080 sq ft



Ground Floor



First Floor

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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