

**Rye  
View**  
H O M E S





## Elm Road

High Wycombe, Buckinghamshire  
HP12 4TA

Freehold  
Guide Price £395,000

- Three Double Bedrooms
- Terraced House
- Fitted Kitchen
- Downstairs Cloakroom
- Rear Enclosed Garden
- Driveway Parking
- Garage
- Easy Access to J4 of M40
- Ideal Family Home
- Well Presented Throughout

RyeView Homes are pleased to present to the market this three bedroom terraced house, located in a cul-de-sac within easy access to J4 of the M40.

The property comprises in brief; entrance hall, open-plan living/ dining room, kitchen, downstairs cloakroom, three bedrooms and family bathroom. Further benefits include rear enclosed garden, driveway parking and garage.

The accommodation in further detail comprises: (all measurements being approximate only)

### GROUND FLOOR

#### Entrance Hall

Doors to living room, kitchen and downstairs cloakroom, stairs rising to first floor.

#### Living Room

13' 9" (4.19m) x 11' 2" (3.40m):  
Living room with double-glazed window to front aspect, radiator, wood flooring.

#### Dining Room

9' 10" (3.00m) x 6' 11" (2.11m):  
Double-glazed French doors to rear garden, wood flooring.

#### Kitchen

11' 2" (3.40m) x 10' 2" (3.10m):

Fitted kitchen with double-glazed window to rear aspect, tiled flooring, door to rear garden.

#### Cloakroom

Double-glazed window to front aspect, WC, wash hand basin.

### FIRST FLOOR

#### Bedroom One

12' 10" (3.91m) x 9' 6" (2.90m):  
Master double bedroom with double-glazed window to rear aspect, radiator, carpeted flooring.

#### Bedroom Two

11' 2" (3.40m) x 10' 2" (3.10m):  
Double bedroom with double-glazed window to rear aspect, radiator, carpeted flooring.

#### Bedroom Three

11' 2" (3.40m) x 7' 3" (2.21m):  
Bedroom with double-glazed window to front aspect, radiator, carpeted flooring.

#### Bathroom

8' 6" (2.59m) x 3' 11" (1.19m):  
Family bathroom fitted with three-piece suite comprising panel enclosed bath, WC and wash hand basin, double-glazed window to front aspect.

### OUTSIDE

#### Rear Garden

Enclosed rear garden.

#### Parking

Driveway parking.

#### Tenure

Advised by vendor - Freehold

#### Council Tax Band

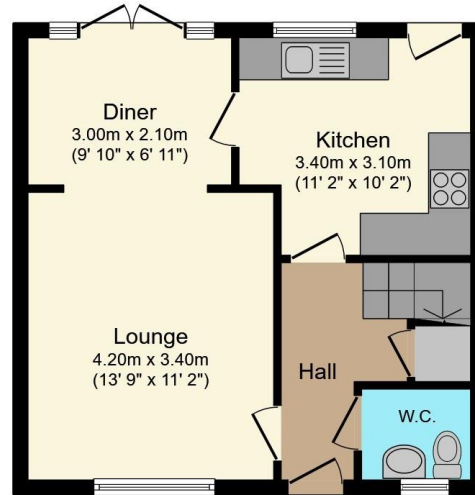
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#### Viewing

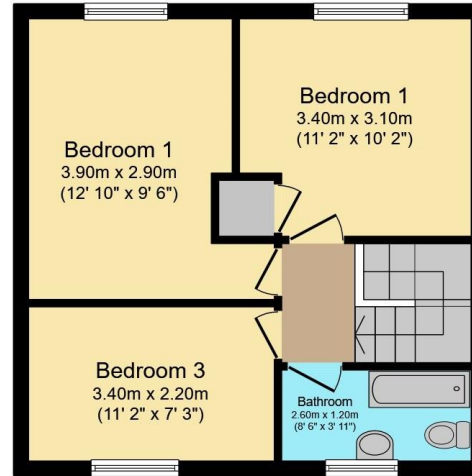
Strictly by appointment only

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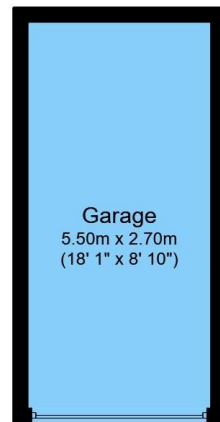
# Elm Road, High Wycombe, Buckinghamshire, HP12 4TA



**Ground Floor**



**First Floor**



**Garage**

Total floor area 93.7 sq.m. (1,009 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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