

020 8864 5678
www.phillipsco.co.uk

1279 Greenford Road
Greenford, UB6 0HY

HANDLETON COMMON, LANE END, HP14 3LA £799,950 Freehold



SUPERBLY PRESENTED FOUR BEDROOM DETACHED BUNGALOW

Much improved and tastefully decorated throughout the property is located in this semi-rural location approximately ½ mile from Lane End Primary School and local bus route to High Wycombe Town Centre with its multiple shopping transport and leisure facilities.

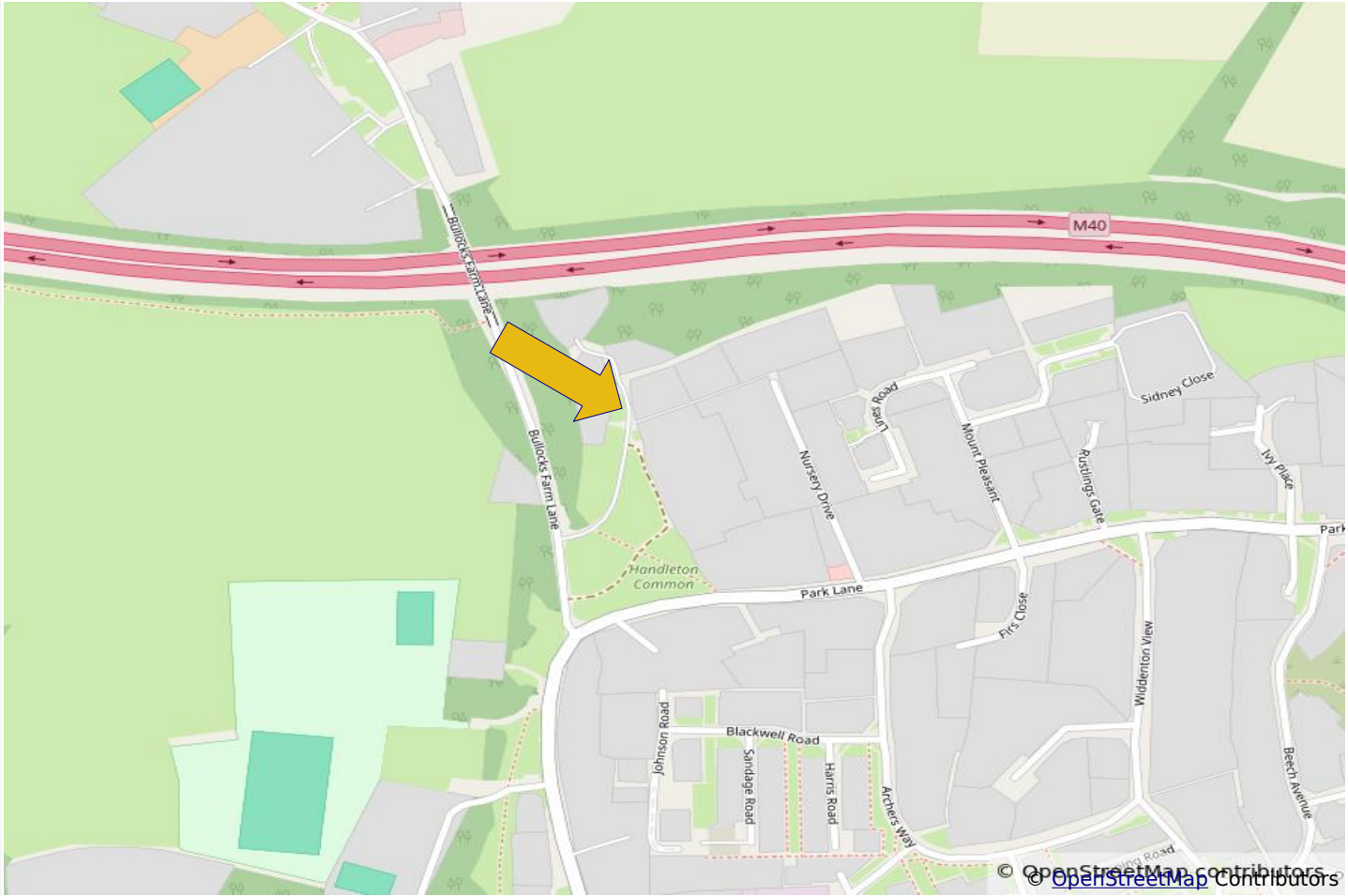
*** GAS CENTRAL HEATING * DOUBLE GLAZING ***

*** COMPREHENSIVELY FITTED KITCHEN/BREAKFAST ROOM WITH 'NEFF' APPLIANCES ***


*** EN-SUITE SHOWER ROOM/WC TO MAIN BEDROOM ***

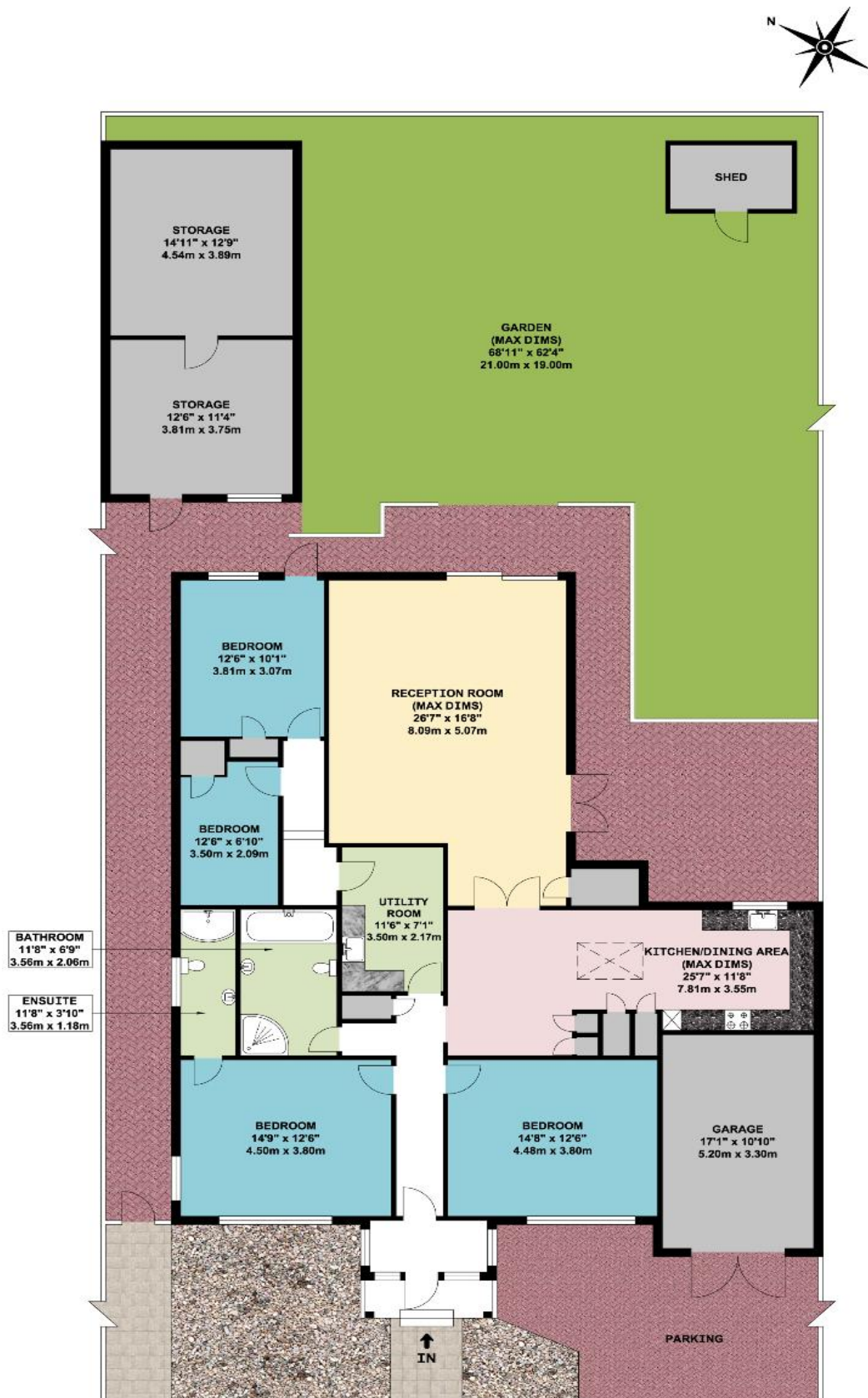
*** GARAGE WITH OWN DRIVE-IN PLUS AMPLE SPACE FOR OFF-ROAD PARKING ***

*** STORAGE UNIT/WORKSHOP WITH POWER AND LIGHT ***





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
www.epc4u.com		



APPROX. GROSS INTERNAL FLOOR AREA 1689.93 SQ. FT / 157.00 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1872.92 SQ. FT / 174.00 SQ. M

COUNCIL TAX BAND F

These particulars are issued on the understanding that all negotiations are conducted through Phillips & Co. Whilst every care has been exercised in the preparation of particulars their accuracy is not guaranteed neither do they constitute an offer nor contract.

VIEWING by appointment via PHILLIPS & CO: 020 8864 5678

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