



9 THE BRACKENS, HIGH WYCOMBE
PRICE: £585,000 FREEHOLD

am ANDREW
MILSON

**9 THE BRACKENS,
HIGH WYCOMBE
BUCKINGHAMSHIRE
HP11 1EB**

PRICE: £585,000 FREEHOLD

A detached three-bedroom home situated in a popular residential cul-de-sac within walking distance of parkland.

**DETACHED HOUSE:
THREE BEDROOMS:
FAMILY BATHROOM:
THREE RECEPTION ROOMS:
INTEGRAL GARAGE:
OFF STREET PARKING:
CLOSE TO WOODLAND WALKS**

TO BE SOLD: Located in a quiet, residential cul-de-sac is this three bedroom, detached home benefitting from versatile accommodation with three reception rooms, separate fitted kitchen, integral garage, three bedrooms to the first floor and a family bathroom. Outside there is a pleasant west facing, private garden, a car port and further parking to the front. The Brackens is located just East of High Wycombe town centre and therefore close to a host of local amenities. Within an easy walk is the Rye park and Wycombe Lido which offers parkland as well as a range of sporting activities. The town centre is home to the Eden Shopping centre, the Swan Theatre and mainline railway station which offers a service into London Marylebone in a little under 30 minutes.

The accommodation comprises:

Covered porch and part glazed front door leading to;

ENTRANCE PORCH Part glazed door to hallway and door to WC consisting of low level wc with enclosed cistern, slimline wash basin with mixer tap and vanity cupboard under.

HALLWAY Stairs to first floor, understairs cupboard, separate storage cupboard and radiator doors to;



LIVING ROOM Front aspect double glazed windows, space for electric fire with brick surround, part glazed door to;



DINING ROOM With double glazed windows overlooking the garden, serving hatch through to the kitchen, radiator



KITCHEN with a range of base and eyelevel units with rolled edge worktop over, electric oven and grill oven with gas hob, stainless steel sink unit with mixer tap, half tiled walls, floor mounted Ideal boiler, space for washing machine opening out to the;



SUN ROOM Double aspect double glazed windows overlooking the garden, radiator door to integral garage, door to garden.

FIRST FLOOR

LANDING with access to loft space, window to side



BEDROOM ONE a rear aspect room, double glazed windows, built in wardrobes, radiator



BEDROOM TWO a front aspect room with double glazed window, radiator and built in wardrobes.

BEDROOM THREE a front aspect room with radiator.



BATHROOM white suite comprising enclosed panel bath with shower over and tiled walls, large combined vanity unit with basin and w,c double glazed frosted window, laminate tile effect flooring, radiator, airing cupboard housing water heater.

OUTSIDE



THE REAR GARDEN with paved seating area and steps leading down to a good sized lawn area with well stocked borders and is enclosed by panel fencing.

TO THE FRONT there is a car port and area laid to lawn.

INTEGRATED GARAGE with power and electric roller door.

M47180623 EPC BAND: D

COUNCIL TAX BAND: E

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS Using the postcode HP11 1EB number 9 can be found on the right hand side, up the hill.

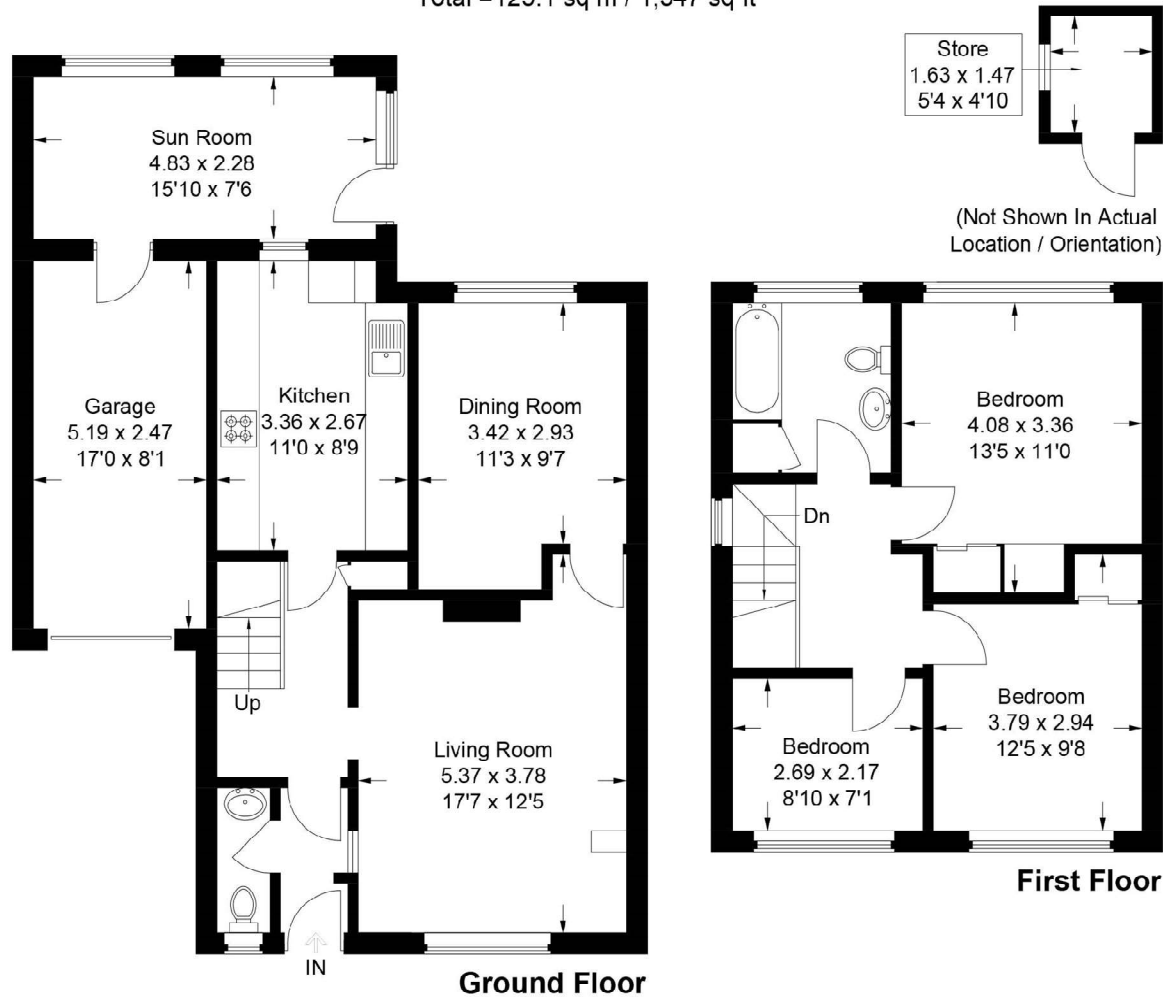
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in progressing a sale.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

DRAFT DETAILS, AWAITING CLIENTS APPROVAL.

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Approximate Gross Internal Area
Ground Floor (Including Garage) = 79.5 sq m / 856 sq ft
First Floor = 43.2 sq m / 465 sq ft
Store = 2.4 sq m / 26 sq ft
Total = 125.1 sq m / 1,347 sq ft



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.