



219 West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AS - £525,000

A most attractive and highly desirable detached family home presented in excellent decorative order.

Attractive Detached Family Home | Remodelled Accommodation Presented In Excellent Order Throughout | Reception Hall | Lounge | Dining Room | Kitchen/Breakfast Room | Utility Room | Large Ground Floor Bathroom | Landing | Three Bedrooms | First Floor Bathroom | Gas Central Heating | Double Glazing | Garage Storage and Ample Off Road Parking | Home Office/Study | South Facing Gardens | No Onward Chain | Viewing Recommended |

A most attractive, detached family home with skillfully remodelled and improved accommodation, offered in exemplary decorative order throughout. The property is located on the west side of the town close to parkland and has a garage (which has been reduced in size to create an excellent home office) and ample off-road parking. Entrance hall, lounge, dining room, utility, kitchen/breakfast room, large ground floor bathroom, landing, three bedrooms, additional first floor bathroom, UPVC double glazing, gas fired central heating, delightful enclosed south facing gardens. Viewing is strongly recommended. No onward chain.

Price... £525,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Situated just over half a mile from the town centre, the property is easily accessible to all the facilities that the town centre offers which includes public transport links, railway station and multiple shopping and leisure facilities. The property is close to local parkland with childrens play area and the M40 is just a 10 minute drive away.

DIRECTIONS

Leave High Wycombe town centre on the A40 West Wycombe Road and continue over the first set of traffic lights. Proceed for approximately half a mile and the property will be found on the left hand side, just after Fryers Lane, clearly indicated by a Wye Residential for sale sign. Parking for the property is accessed via Fryers Lane.

ADDITIONAL INFORMATION

Council Tax

Band E

EPC Rating

C

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



WEST WYCOMBE ROAD, HIGH WYCOMBE, HP12 3AS
APPROX. GROSS INTERNAL FLOOR AREA 124 SQ M / 1333 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 44 SQ M / 473 SQ FT

GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 64 SQ M / 692 SQ FT

