



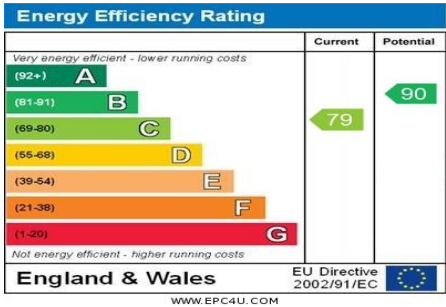
35 Milton Place, High Wycombe, Buckinghamshire, HP13 7DG - £425,000

A most delightful semi detached home, impeccably presented, with three bedrooms and two bathrooms.

| Spacious Semi Detached Family Home | Popular Residential Location | Entrance Hall | Cloakroom | Lounge | Open Plan Kitchen/Dining Room | Utility Room | Landing | Three Double Bedrooms | En Suite Shower Room to Master Bedroom | Family Bathroom | Gas Central Heating | Double Glazing | Delightful Enclosed Landscaped Garden | Two Allocated Parking Spaces | Excellent Presentation Throughout - Viewing Recommended |

Situated in a highly regarded and sought after location, a most delightful semi detached home which boasts three double bedrooms with a modern fitted bathroom and en suite shower room to the master bedroom, a well fitted kitchen with open plan dining area and separate utility room, good size lounge, downstairs cloakroom with WC; enclosed garden and two allocated parking spaces. The accommodation is presented in excellent decorative order, has the benefit of gas central heating which is complimented by double glazed windows. Viewing is strongly recommended.

Price... £425,000
Freehold



LOCATION

Situated just over a mile to the north of the town in a quiet, highly regarded residential location. There are local convenience stores within walking distance that provide for all day to day needs and the larger shopping centre in the town is easily accessible by car or public transport. In addition to shopping there is a mainline rail link with London Marylebone, hospitality, restaurant and leisure facilities.

DIRECTIONS

From our office in Crendon street, ascend the hill, pass over the railway bridge and continue into Amersham Hill. Amersham Hill becomes Amersham Road, continue through two sets of traffic lights, pass over the first mini roundabout and turn right at the second roundabout into Totteridge Lane. Take the first turning right and immediately left into Milton Place. Follow the road keeping to the right of the green, bearing round to the left at the top of the road, proceed straight ahead and the property is clearly indicated.

ADDITIONAL INFORMATION

There is an Estate Management Charge which is approximately £200 per half year

COUNCIL TAX

Band D

EPC RATING

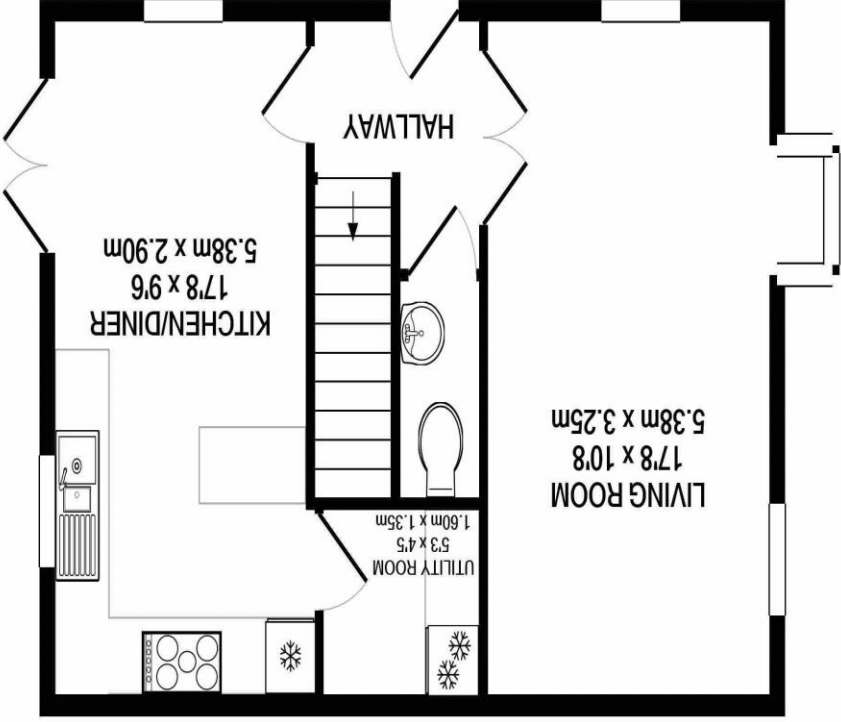
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MORTGAGE

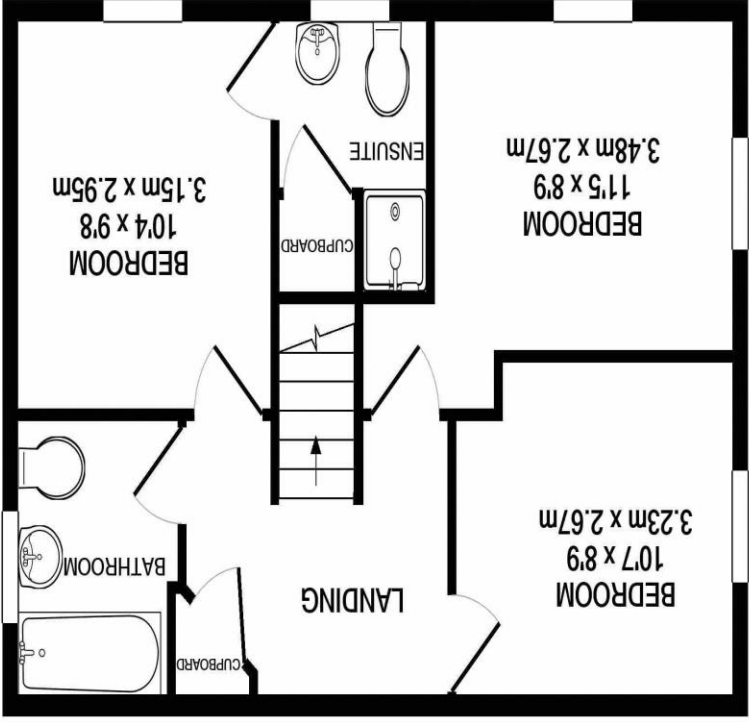
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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