



5 Barton Way, High Wycombe, Buckinghamshire, HP13 6SY - £375,000

Situated in a popular cul-de-sac location a well-presented semi-detached house available with no onward chain.

| Entrance Hall | Lounge/Dining Room | Kitchen | Landing | Three Bedrooms
| Bathroom | Gas C/H | Double Glazing | Driveway Parking | Rear Gardens |
No Onward Chain |

A modern semi-detached home situated in a tucked away cul-de-sac close to Totteridge Common and within easy of both local and town centre amenities. Accommodation comprising: entrance hall, a good size lounge/dining room with access to the rear garden, separate kitchen, landing, three bedrooms and white three piece bathroom suite. To the outside at the front a driveway provides off road parking for two vehicles with gated access to the rear garden which has a decked terrace that extends to lawn.



Price... £375,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	72	
(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		



LOCATION

Situated just under one and a half miles from the town centre in a tucked away cul-de-sac location. The property is situated close to local shops and a regular bus service into the town centre runs close by. High Wycombe town centre offers multiple shopping facilities as well as having a mainline railway station with a regular service to both London and Birmingham. There are a number of schools close by including the boys Royal Grammar School.

DIRECTIONS

From our office in Crendon Street ascend the hill which becomes Amersham Road and continue through traffic lights and turn right at the second mini-roundabout into Totteridge Lane. Continue along to the mini-roundabout and turn right into Totteridge Drive. Take the first right into Walton Drive and right again into Hardenway and immediately right again into Barton Way. The property can be found on the right hand side.

ADDITIONAL INFORMATION

Agents Note: This property is currently a shared ownership house, the owner is staircasing it to 100% ownership upon completion and will be changed from a leasehold to a freehold property along with the staircasing.

COUNCIL TAX

Band C

EPC RATING

C

MORTGAGE

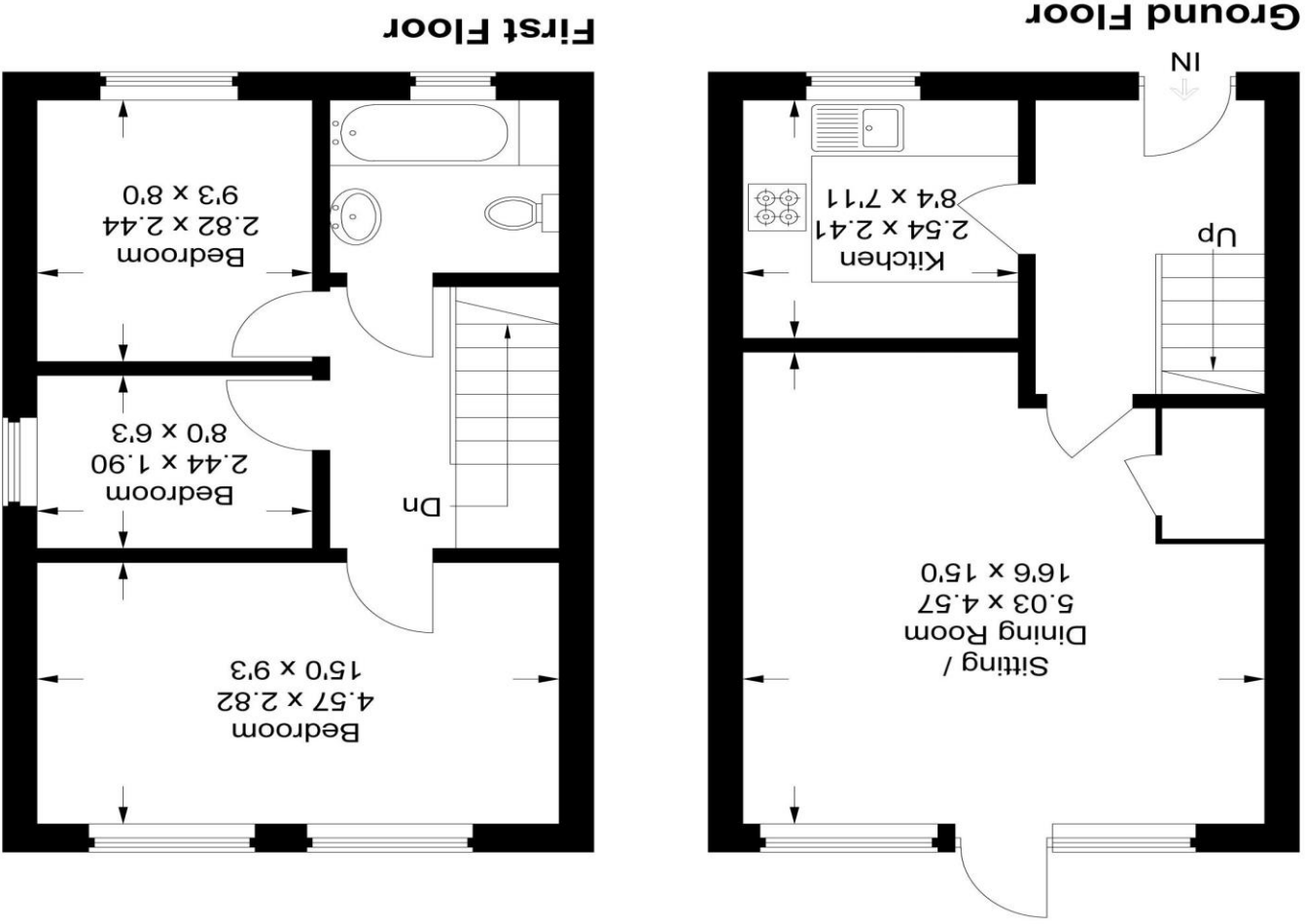
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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



5 Barton Way

Approximate Gross Internal Area
 Ground Floor = 35.5 sq m / 382 sq ft
 First Floor = 35.3 sq m / 380 sq ft
 Total = 70.8 sq m / 762 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.
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