



7 Hylton Road, High Wycombe, Buckinghamshire, HP12 4BZ

A delightful traditional detached home situated in a quiet location within easy reach of surrounding countryside, amenities and transport links.

| Entrance Hall | Living Room | Dining Room | Kitchen | Landing | Three Bedrooms | Bathroom | Gas C/H | Double Glazing | Driveway Parking | Large Rear Garden | Delightful Valley Views To The Front |

A bay fronted detached house which has been well kept by the current owners. Situated in a quiet cul-de-sac, the property benefits from far reaching valley views to the front with a large rear garden enjoying a high degree of seclusion. Accommodation comprising entrance hall, living room with fireplace, separate dining room with double doors to the rear garden, kitchen, landing, three bedrooms and a refitted white bathroom suite. To the outside there is a driveway to the front with side access to the rear garden which is predominately laid to lawn with mature hedging to the boundaries.



Price... £499,950

Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		70	84
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

LOCATION

A short walk from National Trust Parkland, a 10-minute drive (just over two miles) to the town centre with a wealth of shopping, hospitality and leisure facilities including a mainline rail link to London, and approximately a mile and a half from the M40 motorway at junction 4. There are local shops close by which cater for day to day essentials.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately 2 miles. Turn left just before the second major set of traffic lights into Mill End Road. Continue to the end of Mill End Road and bear left at the first mini-roundabout and right at the second into Lane End Road. Take the first turning on the right into Pinewood Road and first right again into Hylton Road where the property can be found on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

C

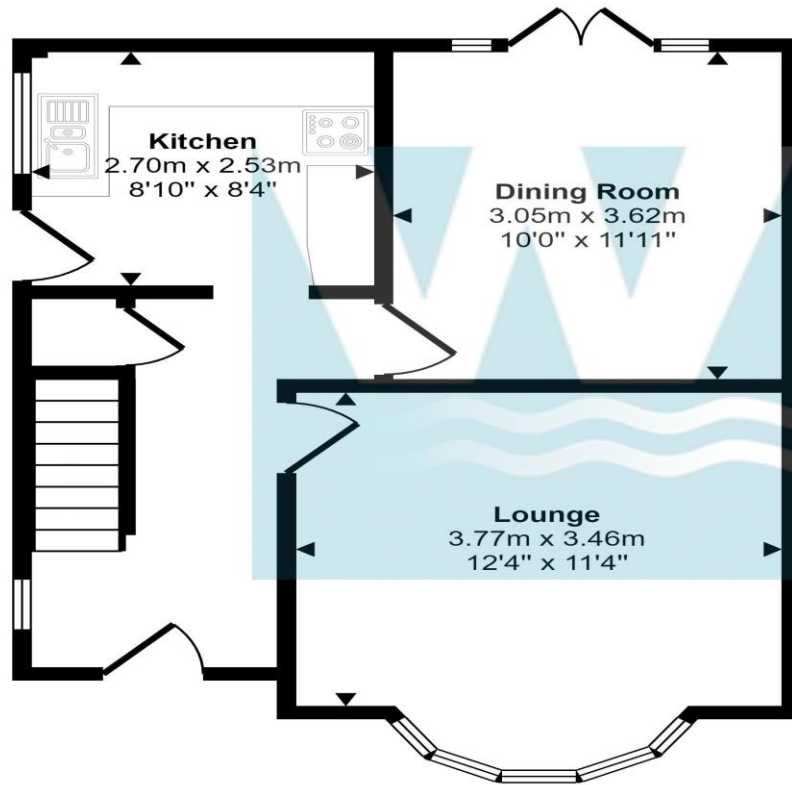
MORTGAGE

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

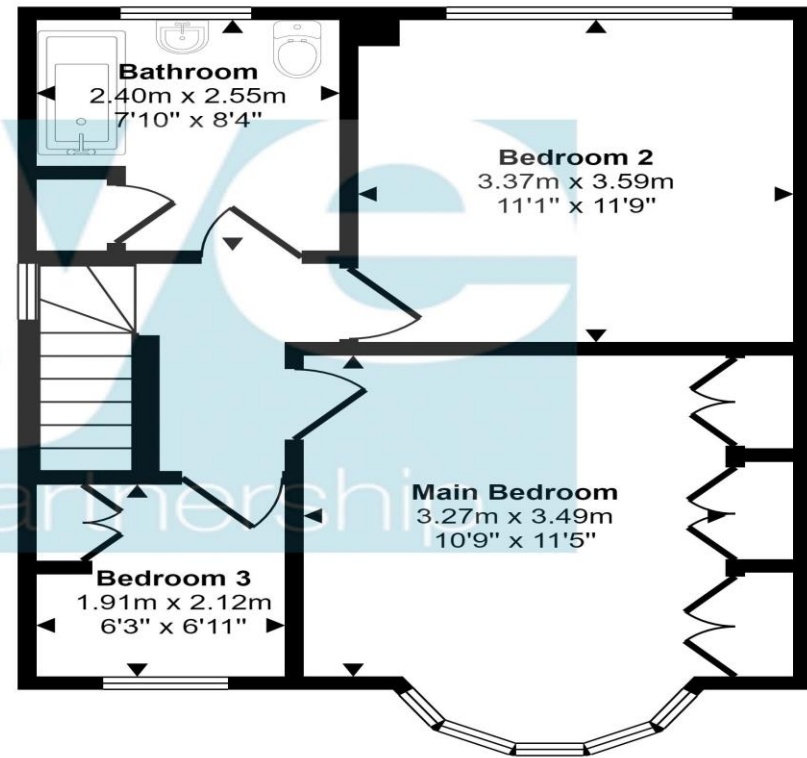


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 42 sq m / 457 sq ft



First Floor
Approx 44 sq m / 476 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership