



Middlebrook Road, High Wycombe, Buckinghamshire, HP13 5NJ

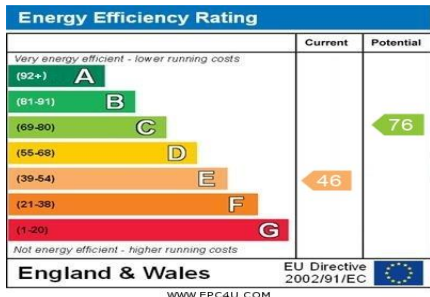
A substantial three/four bedroom detached house situated to the west of High Wycombe town centre with far reaching open views across the valley.

Entrance Porch | Entrance Hall | Lounge | Study | Kitchen | Cloakroom | Lower Ground Floor Family Room | Utility Room | Storage Room | Three First Floor Bedrooms | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Huge Rear Garden | Garage | Driveway Parking | Far Reaching Valley Views | Popular Area Close To Town | Planning Approval For Large Two/Three Story Extension | Vacant | In Need Of Updating And Improvement | We Hold Keys For Early Viewing |

A substantial double fronted three/four bedroom detached house situated to the west of High Wycombe town centre with far reaching open views across the valley. In need of updating and improvement the good size flexible accommodation is heated via gas central heating to radiators, has double glazed windows, a very large rear garden, garage plus additional driveway parking. To be sold with vacant possession, the property also offers room for substantial enlargement with a current permitted application at Wycombe district council under application number 21/05254/FUL. We hold keys for early viewing.

Price... £450,000

Freehold



LOCATION

Located approximately 1.5 miles West of High Wycombe centre with excellent shopping and 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. The facilities of Downley village are approximately half a mile and open countryside is a similar distance from this house. Junction 4 of the M40 is about a 5 to 10 minute drive.

DIRECTIONS

From the centre of High Wycombe, proceed along the A40 Oxford Road continuing into West Wycombe Road. On reaching the first set of traffic lights turn right into The Pastures, ascend the hill and as the road levels, turn left just before the speed camera into Middlebrook Road. Proceed for a short distance and the property will be found on the left.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

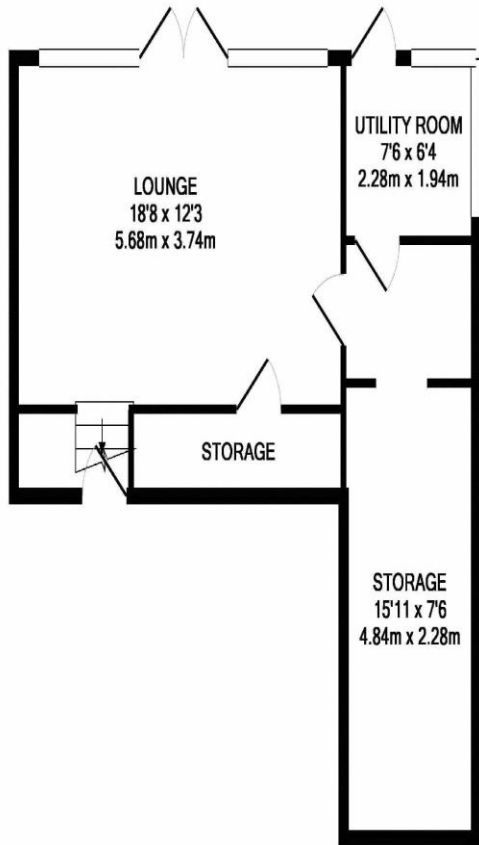
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MORTGAGE

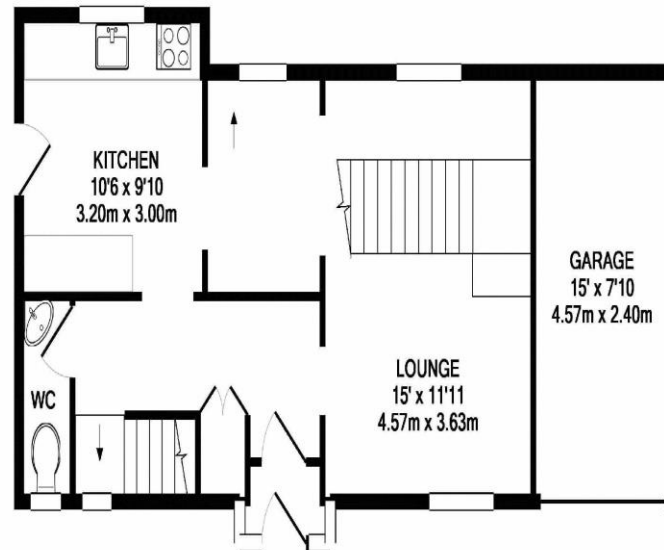
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we 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.

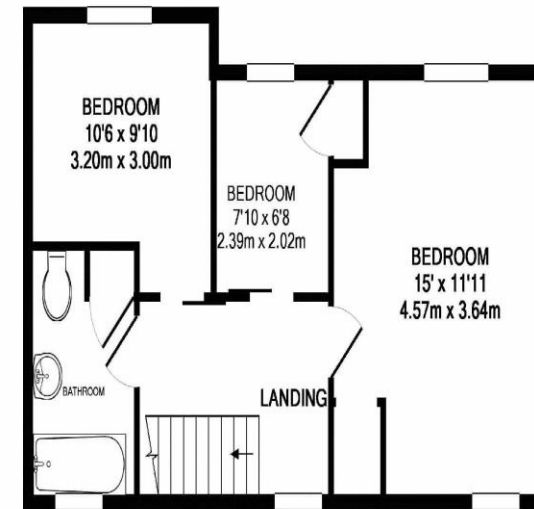




LOWER LEVEL



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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The **wye** Partnership