



Kennedy Avenue, High Wycombe, Buckinghamshire, HP11 1BY

A superb, freehold coach house in a prime residential location ideal for First Time Buyers.

| Fabulous Freehold Coach House | Private Entrance with Staircase to First Floor | Landing | Lounge with Open Plan Fitted Kitchen | Master Bedroom with En Suite Shower Room | Bedroom 2 | Bathroom | Gas Central Heating | Double Glazing | Garage Beneath the Property with Electric Door | Secure External Storage Cupboard | Visitor Parking | Solar Panels | No Onward Chain | Viewing Recommended |

An immaculately presented 2-bedroom freehold coach house which has an en suite shower room to main bedroom with an open plan fitted kitchen, gas central heating, sealed unit double glazed windows, solar panels and a garage beneath the property with electric door and secure storage to the side. Situated in a prime residential location on the immensely popular Pine Trees development this is a perfect purchase for any first-time buyer.



Price... £347,500

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	95	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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LOCATION

Situated on the popular Pine Trees development which has a convenience store and primary school within very close proximity and being situated just over 1 mile from the town centre means that there is a wide variety of shopping, leisure and hospitality facilities available as well as a mainline railway station to London/Birmingham. The property is also close to Junction 4 of the M40 motorway.

DIRECTIONS

From the multi roundabouts in the town centre, proceed up Marlow Hill and just before the first set of traffic lights turn left on to Daws Hill Lane. On reaching the roundabout at the entrance to Pine Trees, take the second exit on to Kennedy Avenue. The property will be found immediately on the right-hand side.

ADDITIONAL INFORMATION

There is a £300.00 estate charge per annum approximately.

COUNCIL TAX

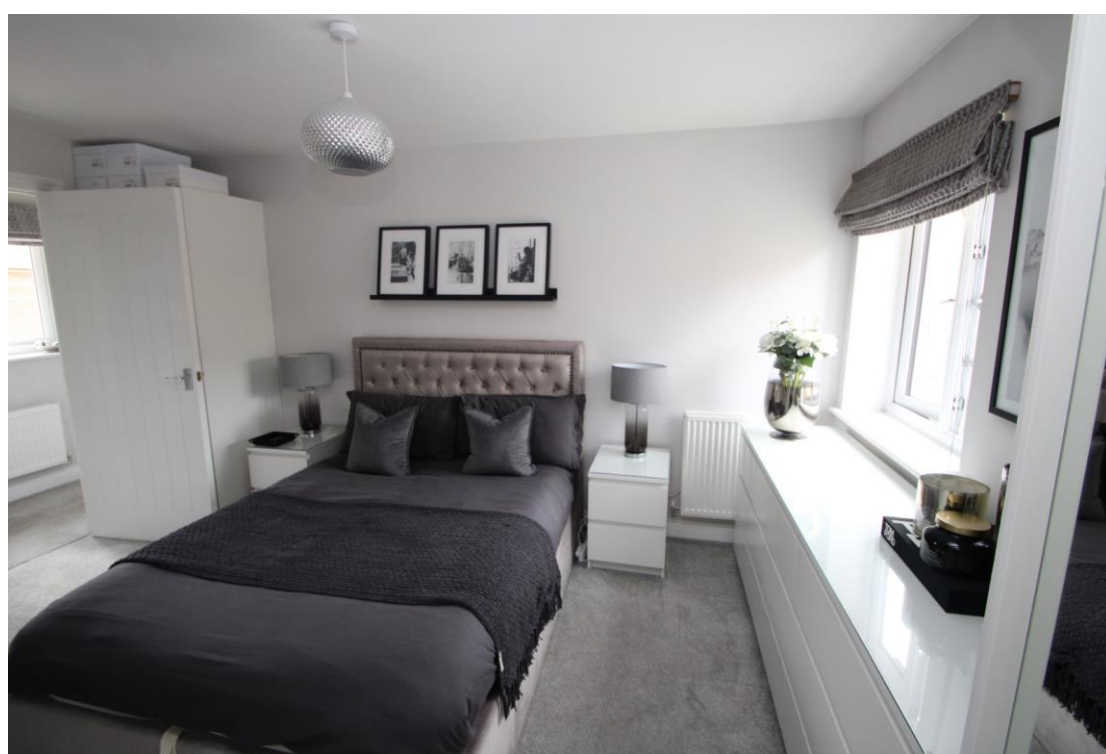
Band C

EPC RATING

A

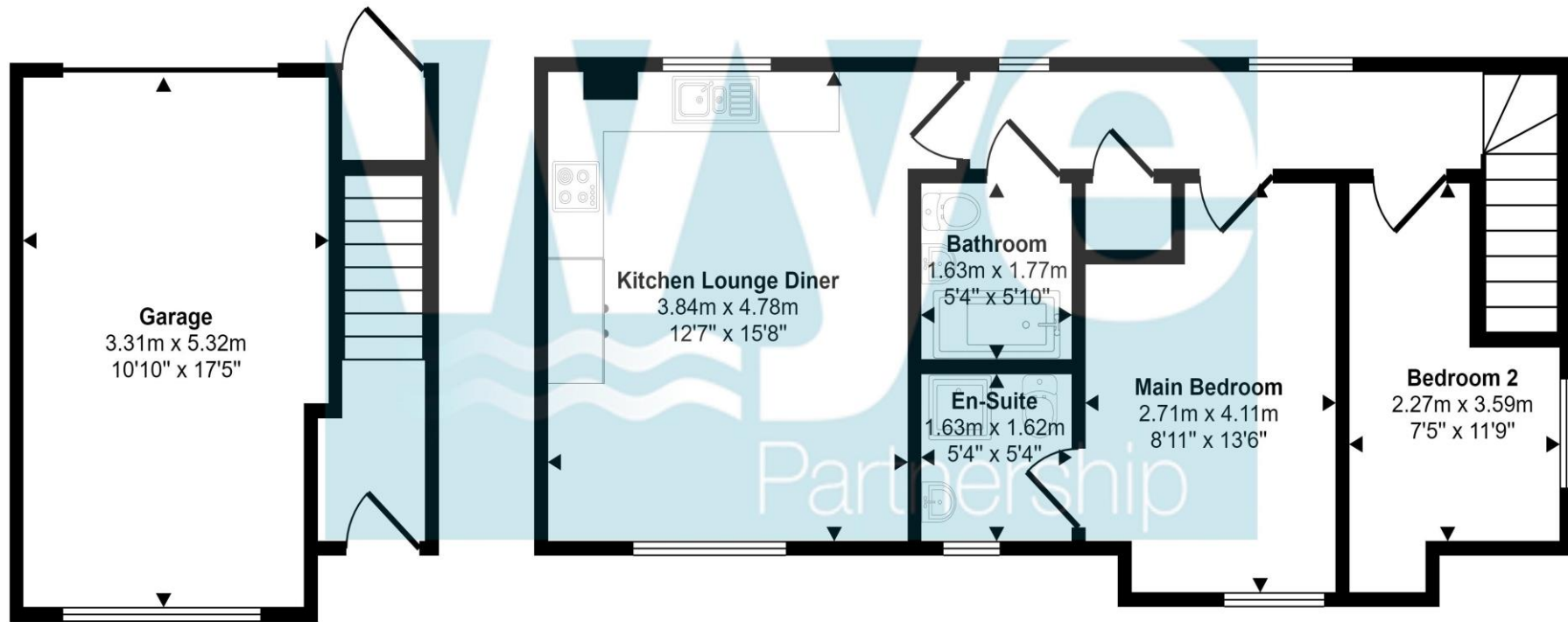
MORTGAGE

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
76 sq m / 814 sq ft



Ground Floor
Approx 23 sq m / 242 sq ft

First Floor
Approx 53 sq m / 572 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