



Keep Hill Road, High Wycombe, Buckinghamshire, HP11 1DW

An extended semi-detached family home that has been carefully improved by the current owners and offered for sale in excellent decorative order.

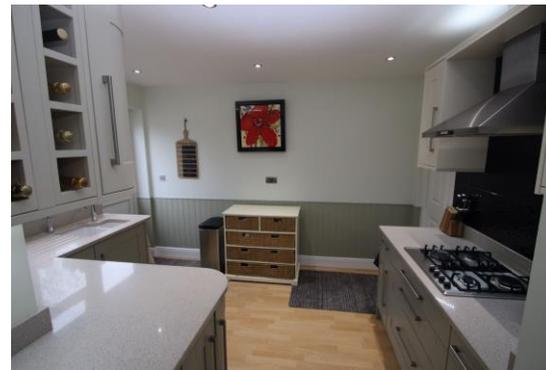
| Extended Semi-Detached House | Entrance Porch | Entrance Hall | Living Room | Dining Room | Large Conservatory | Modern Fitted Kitchen | Lobby | Walk In Utility | Shower Room | Landing | Three Bedrooms | Family Bathroom | Underfloor Heating (To Kitchen & Conservatory) | Double Glazing | Gas Central Heating | Ample Driveway Parking + Garage Storage Room | Good Size Rear Garden | Stones Throw Of 'The Rye' | An Inspection Of This Property Is Strongly Recommended |

A bay fronted semi-detached house that has been extended to the ground floor benefitting from a large rear garden. Situated in a sought-after location close to woodland and opposite 'The Rye' parkland. This beautifully presented house comprises: Entrance vestibule, entrance hall, living room with feature fireplace, dining room with sliding patio doors to a large conservatory with double doors providing access to the rear garden, modern kitchen with built-in appliances with access to garden and inner lobby leading to walk in utility, refitted shower room and garage storage room. To the first floor, landing, three bedrooms (two with built in wardrobes and cupboards) and a refitted bathroom with a white three-piece bathroom suite. To the outside at the front a driveway provides ample off-road parking. The rear garden is delightful and features a large social area to include a full width patio with outside lighting and power points. A decked terrace extends in turn to a large lawn with floral beds.

Price... £575,000

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	82
<small>EU Directive 2002/91/EC</small> England & Wales		
<small>WWW.EPC4U.COM</small>		



LOCATION

Situated in a highly desirable location just over 1 mile from the town centre and within a stones throw of The Rye parkland with open air swimming pool and gym. The town centre is a level walk away and provides extensive shopping facilities as well as a mainline railway link with 25-minute trains to London Marylebone as well as direct access to Oxford and Birmingham. There are buses to many destinations and the M40 motorway to junctions 3 & 4 are easily accessible.



DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road. At the first mini roundabout pass straight over turning first right into Bassetsbury Lane. Continue down Bassetsbury Lane and turn right at the crossroads into Keep Hill Road where the property will be found on the left-hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

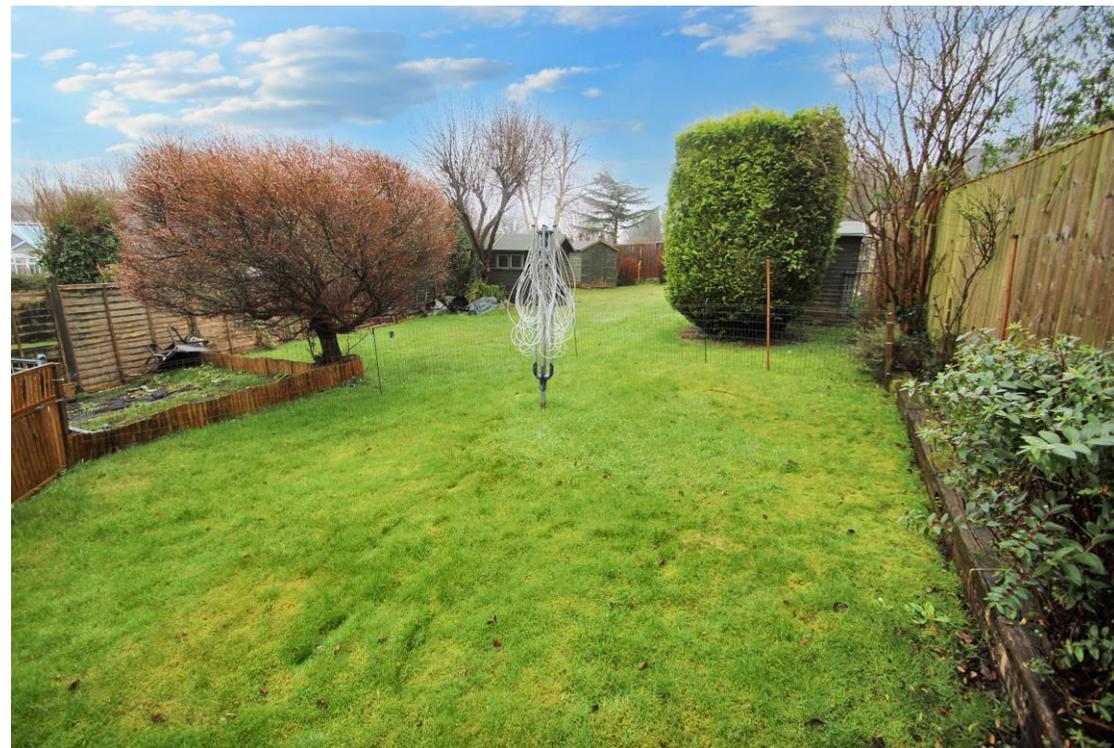
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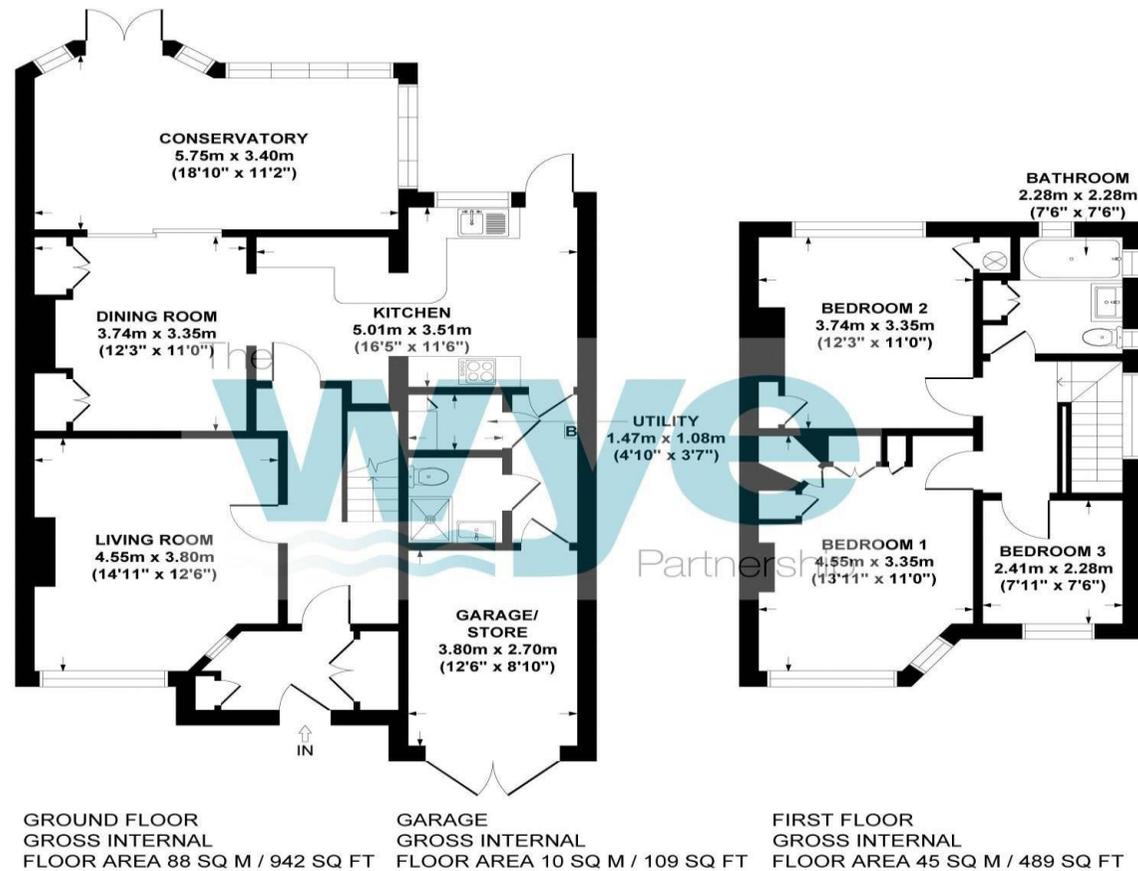
MORTGAGE

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.





KEEP HILL ROAD, HIGH WYCOMBE, HP11 1DW
APPROX. GROSS INTERNAL FLOOR AREA 143 SQ M / 1540 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership