



Hylton Road, High Wycombe, Buckinghamshire, HP12 4BZ

*A stunning and carefully improved semi-detached home boasting spacious accommodation that enjoys delightful valley views.*

| Extended Semi On Three Floors | L Shaped Hallway | Cloakroom | Study | Walk In Store Room | Living Room | Decked Terrace | Large Open Plan Kitchen/Dining/Family Room | Three First Floor Bedrooms | Refitted Bathroom Suite | Gas Central Heating | Double Glazing | Landscaped Gardens | Parking |

An extended semi-detached family home which has benefitted from considerable expenditure by the current owners and is now offered for sale in excellent decorative order throughout. The property is situated in a quiet cul-de-sac location and enjoys far reaching valley views. With accommodation over three floors that comprise to the ground floor of a L shaped entrance hall (with walk in storage lobby) stairs rising to first and descending to lower ground floors, refitted cloakroom, a double aspect study, living room with built in storage and bookshelves and bi-folding doors opening to a large, decked terrace. To the first-floor landing, three bedrooms and refitted bathroom suite. The lower ground floor provides a delightful modern open plan kitchen/dining room with a centre island, large walk-in pantry and utility space and bi-folding doors to the rear garden. To the outside at the front there is driveway parking with side access to the rear garden which has been landscaped with patio paving extending to lawn enclosed with panel fencing and enjoying a high degree of privacy.

**Price... £475,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	81
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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## LOCATION

A quiet cul-de-sac location enjoying fantastic valley views, just 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 right-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

C

### MORTGAGE

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

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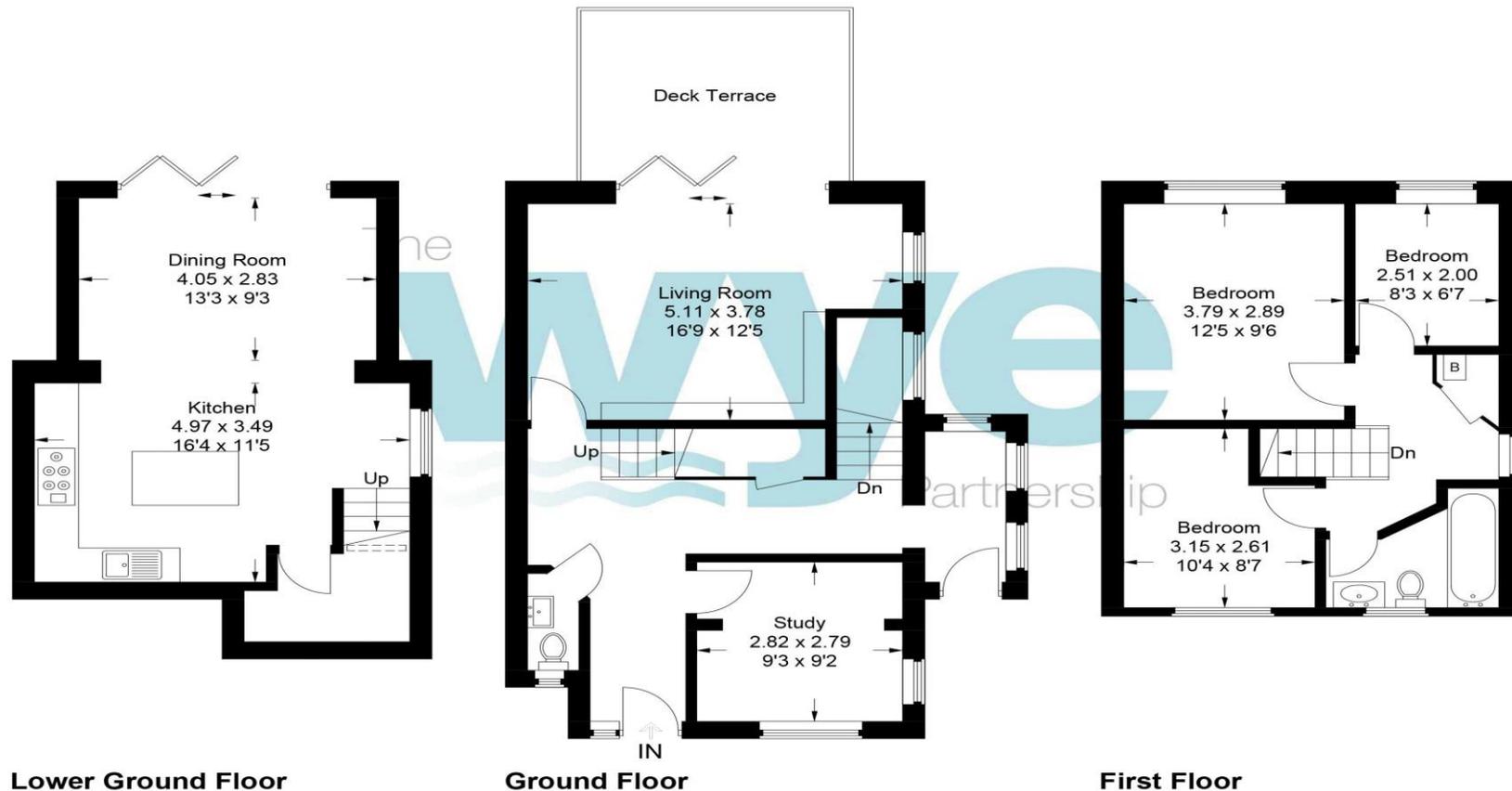
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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# 16 Hylton Road

Approximate Gross Internal Area  
Lower Ground Floor = 33.8 sq m / 364 sq ft  
Ground Floor = 50.3 sq m / 541 sq ft  
First Floor = 36.2 sq m / 390 sq ft  
Total = 120.3 sq m / 1,295 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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The **wye** Partnership