



The Briars, High Wycombe, Buckinghamshire, HP11 1ED

A well-presented detached family home in a quiet setting that is close to 'The Rye' and town centre with woodland to the rear.

| Entrance Porch | Entrance Hall | Lounge/Dining Room | Conservatory | Modern Fitted Kitchen | Utility Room | Landing | Four Bedrooms | Family Bathroom | Shower Room | Gas Central Heating | Double Glazed Windows | Double Garage Plus Driveway Parking | Well Maintained Landscaped Gardens | Fabulous Quiet Location Within Easy Reach Of The Town Centre And The Rye Parkland | Viewing Strongly Recommended |

A much-improved detached family home set within this highly popular location close to 'The Rye' and within a short walk of the town centre and train station. The property has been carefully maintained and enjoys delightful, landscaped gardens that back onto woodland. Accommodation to the ground floor comprising; entrance porch leading to hallway, refitted cloakroom, a light and airy living/dining room, with sliding patio doors, opening to conservatory and door to a modern kitchen with integrated appliances and built-in storage cupboard, doors to utility room and garden. To the first-floor landing, four bedrooms (with built in wardrobes to the master bedroom), with a refitted family bathroom and shower room. To the outside at the front a driveway provides off road parking and a double garage. Side access leads to the rear garden with a patio and decked terrace that extends to lawn with floral borders and an outlook to woodland.

Price... £610,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(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		70	83
EU Directive 2002/91/EC			
www.epc4u.com			



LOCATION

Situated in a highly desirable location on the fringe of the town centre, within a stone's throw of The Rye Parkland with outdoor pool and gymnasium as well as acres of open space. The town centre offers a wide variety of shopping facilities as well as having a mainline railway station with 25-minute trains to London Marylebone as well as direct access to Oxford and Birmingham. The town centre is an easy walk and provides extensive shopping facilities and High Wycombe Retail Park is a short distance as is access to the M40 motorway at junctions 3 & 4.

DIRECTIONS

From the town centre proceed along the A40 London Road. After passing over the first roundabout, take the next turning on the right into Bassetsbury Lane. Pass the entrance to the Rye and take the next turn on the right into Keep Hill Road and continue until this road becomes Warren Wood Drive. Once on Warren Wood Drive pass the green on your left. The road will then bend to the left and will merge into The Briars where number 29 The Briars will be found at the top on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

C

MORTGAGE

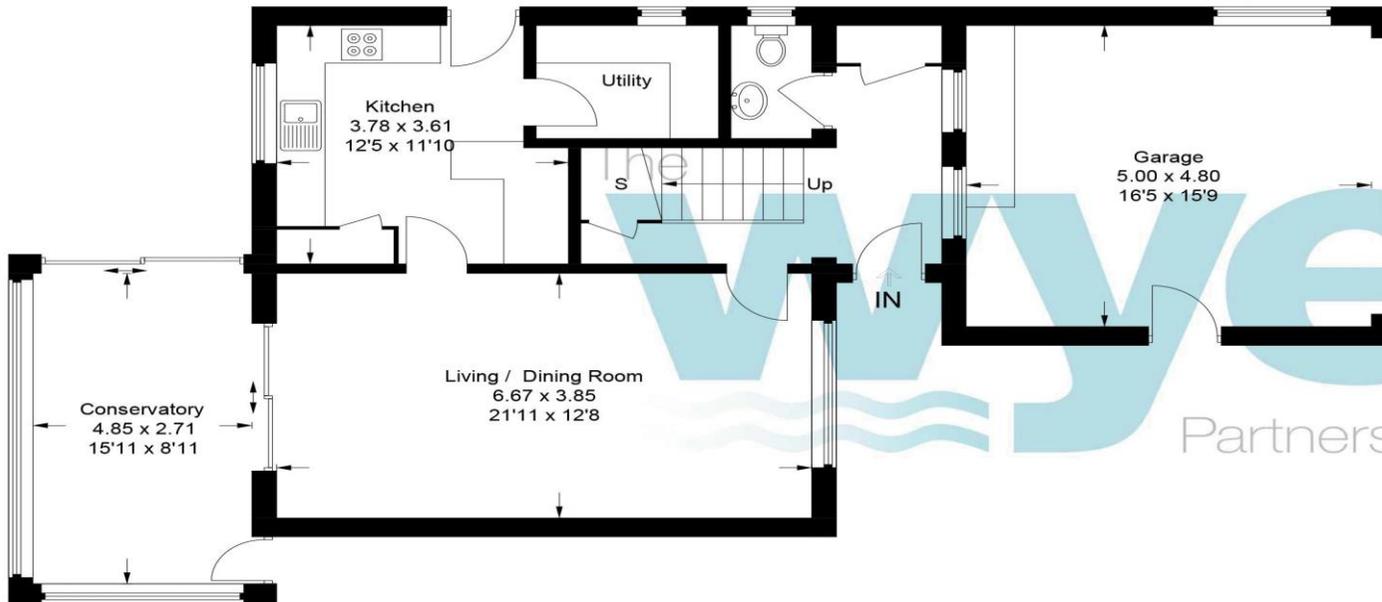
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

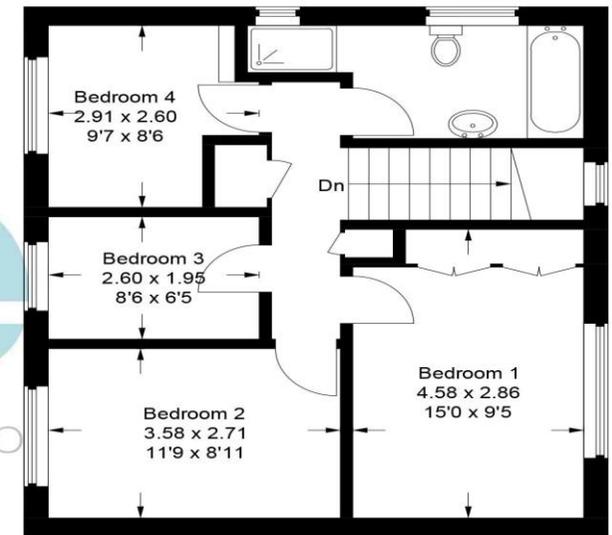


29 The Briars

Approximate Gross Internal Area
Ground Floor = 73.2 sq m / 788 sq ft
First Floor = 51.8 sq m / 557 sq ft
Garage = 24.1 sq m / 259 sq ft
Total = 149.1 sq m / 1,604 sq ft



Ground Floor



First Floor

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