



Chestnut Avenue, High Wycombe, Buckinghamshire, HP11 1DJ

A delightful four bedroom, two bathroom family home a stones throw of 'The Rye Parkland' yet within level walking distance of town centre amenities.

| Attractive Family Home With Character Features | Overhung Porch | Entrance Hallway | Living Room | 26' x 10'3 Kitchen/Dining Room | Cloakroom | Landing | Master Bedroom With En-Suite Shower Room | Three Further Bedrooms | Family Bathroom | Gas C/H | Double Glazing | Off Road Parking | Rear Gardens With Brick Built Garden Room | Sought After Location |

An attractive and well presented family home situated within a popular location close to 'The Rye Park ' and town centre amenities. With accommodation comprising; Entrance Porch, entrance hallway with fireplace, living room with fireplace and doors to garden, well equipped 26' kitchen/dining room with doors to rear garden, cloakroom, wood flooring on ground floor, first floor landing, master bedroom with built in wardrobes and shower room, three further bedrooms and bathroom. The property is double glazed and has gas heating to radiators. To the outside there is a shingled drive at the front with gated side access to the rear garden with a patio that extends to lawn. There is a brick built garden room that requires completion but offers versatility of use and could make a wonderful home office.

Price... £625,000

Freehold

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(92+)		
B	(81-91)		
C	(69-80)		
D	(55-68)		69
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc-uk.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 and facilities. The town centre is a level walk and provides extensive shopping facilities as well as a mainline railway link to London Marylebone. Excellent schools for all ages are within easy reach including The Royal Grammar School and John Hampden for boys and Wycombe High School for girls. The M40 is just a short drive away with access to London and The North.



DIRECTIONS

From High Wycombe town proceed east along the A40 London road passing over the first roundabout taking the second turning right into Chestnut Avenue where number 7 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

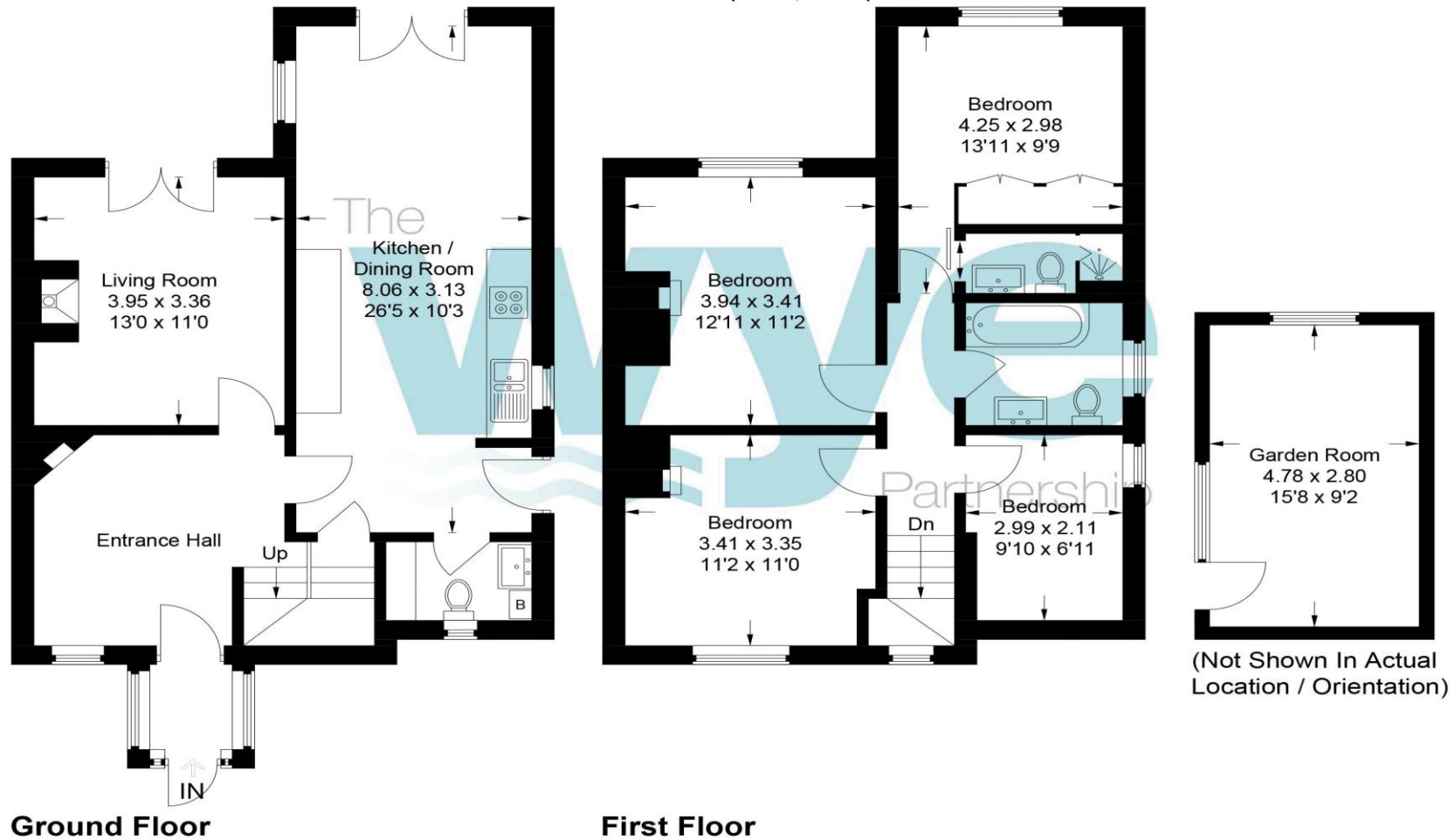


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



7 Chestnut Avenue

Approximate Gross Internal Area
Ground Floor = 58.8 sq m / 633 sq ft
First Floor = 55.8 sq m / 601 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 128.0 sq m / 1,378 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