

Whealers Park, High Wycombe, Buckinghamshire, HP13 6GH

We are delighted to offer for sale this very well presented, and much improved three-storey town house situated in a quiet cul de sac location a short walk from the town and railway station.

Entrance Hall | Ground Floor Cloakroom | Home Office | Dining/Playroom | First Floor Landing | Good Size Lounge/Dining Room | Modern Fitted Kitchen | Second Floor Landing | Three Bedrooms | Modern Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Rear Garden With Large Decked Area Ideal For Outside Entertaining | Immaculate Decorative Order Throughout | Driveway Parking | Short walk To Town And Railway Station | Cul De Sac Location | Must Be Seen Internally |

We are delighted to offer for sale this very well presented, and much improved three storey town house, situated in a quiet cul de sac location a short walk from the town and railway station. The property has undergone a recent garage conversion to provide an ideal home office and also has generous well-planned accommodation, to include an additional two reception rooms, modern fitted kitchen, modern bathroom and ground floor cloakroom plus three first floor bedrooms. Heated by gas central heating to radiators and with double glazed windows the property is in excellent decorative order throughout. Externally the rear garden offers a lovely, decked area, ideal for entertaining, and driveway parking to the front for two cars. Early viewing advised.

Price... £420,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(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	
<small>WWW.EPC4U.COM</small>		



LOCATION

Located in a no through road to the north of the town centre and within a short walk of both the town and railway station. Local public transport is nearby with regular buses running into the town and Junction 4 of the M40 motorway is easily accessible being a few minutes drive away. There are local schools and local shops within walking distance.

DIRECTIONS

From our office in Crendon Street ascend the hill and turn right immediately after the railway station into Totteridge Road. Continue along the road passing Totteridge Avenue on the right-hand side where Wheelers Park can be found as the next turning on the right hand side. Turn into the development and the property can be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

C

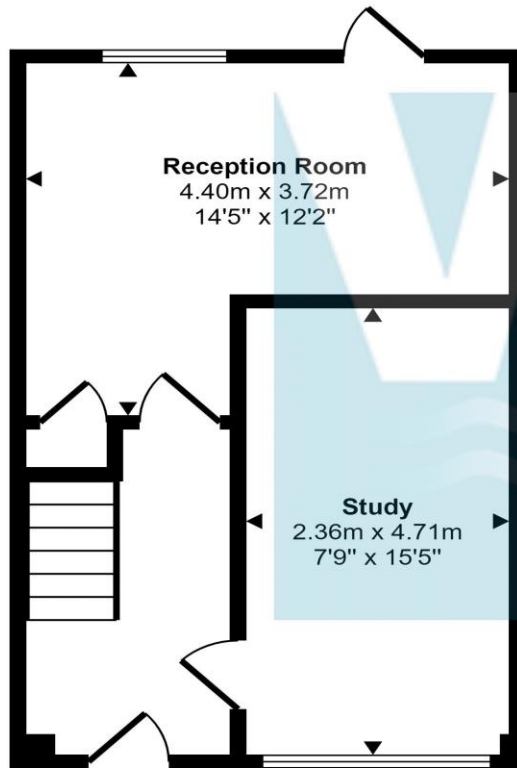
MORTGAGE

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

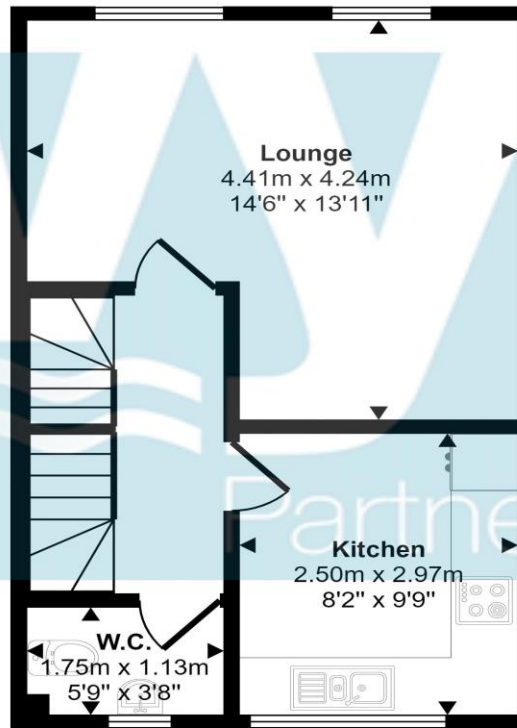
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



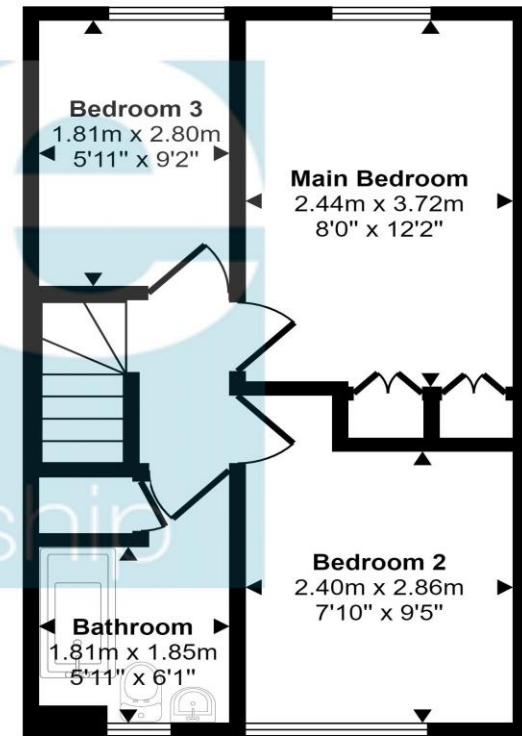
Approx Gross Internal Area
97 sq m / 1040 sq ft



Ground Floor
Approx 32 sq m / 346 sq ft



First Floor
Approx 32 sq m / 348 sq ft



Second Floor
Approx 32 sq m / 346 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