



Deeds Grove, High Wycombe, Buckinghamshire, HP12 3PF

## A well-presented four-bedroom detached bungalow to the South West of High Wycombe.

| Well Presented Detached Bungalow | Popular Location to South West of High Wycombe | Valley Views | Backing onto Parkland | Potential for Loft Conversion Subject to Planning | Entrance Hall | Living Room | Kitchen | Four Bedrooms | Bathroom | Double Glazing | Gas Radiator Heating | Block Paved Driveway | Garage | Tiered Low Maintenance Garden with Extra Area of Garden Opposite the Property |

A well-presented detached bungalow in a popular location to the South West of High Wycombe with far reaching valley views, backing onto parkland. Offering convenient access to the town centre and M40 at J4 the accommodation briefly comprises; entrance hall, living room, kitchen, four bedrooms, bathroom, double glazing, gas radiator heating, block paved driveway, garage, tiered low maintenance garden with an extra area of garden opposite the property. The property has potential for loft conversion subject to planning.

**Price... £460,000**

*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>	72	83
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## LOCATION

Situated close to High Wycombe town centre as well as offering convenient access to the M40 motorway at J4. The town centre offers a vast array of shopping, leisure and entertainment facilities. Supermarkets are close by and the train station in the town centre is easily accessible. In catchment of highly regarded Grammar Schools. Park within a short walk of the property.

## DIRECTIONS

From the multi roundabout system in High Wycombe, proceed along Queen Alexandra Road, continuing into Suffield Road. Proceed to the end of the road turning left at the T-Junction into Desborough Avenue and then take the third turning on the right into Deeds Grove. Take the second turning right into Knights Hill and at the top turn right again into Deeds Grove. Proceed for a short distance and the property will be found on the left-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

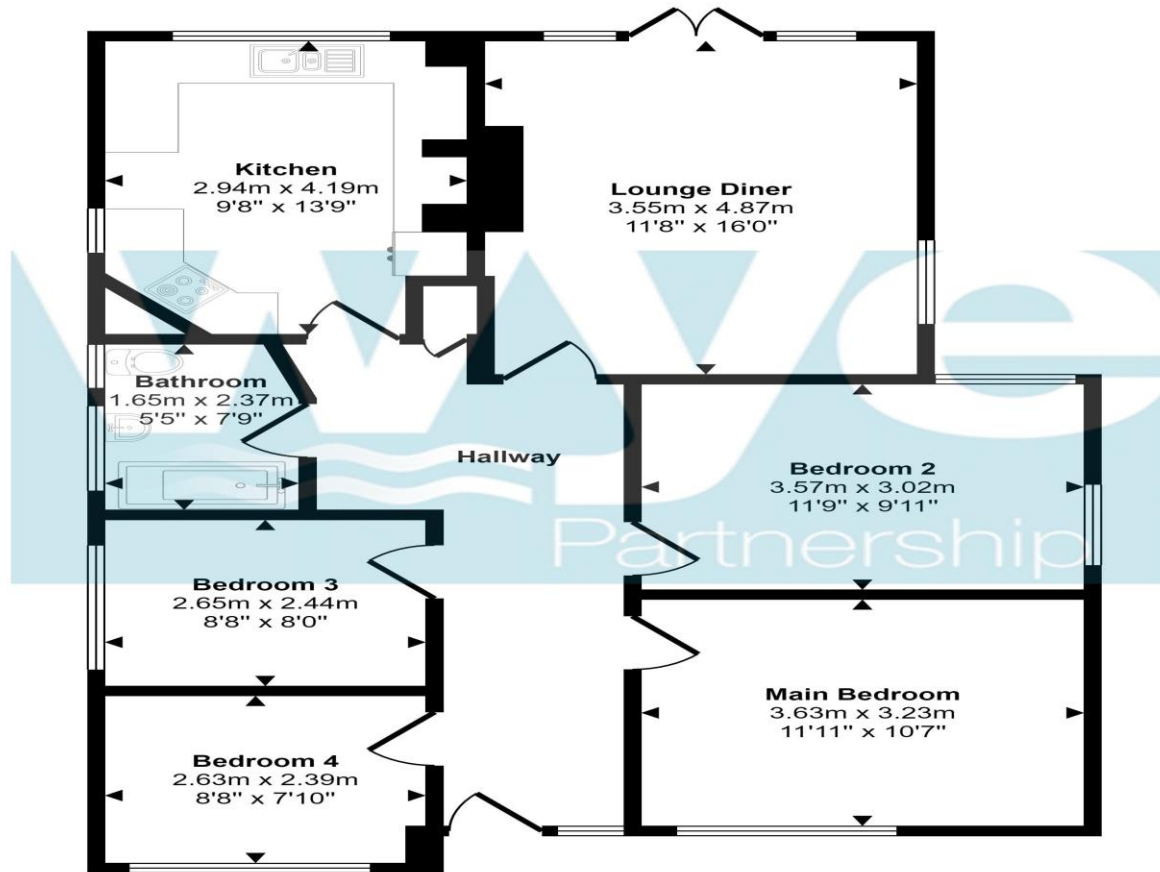


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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
86 sq m / 924 sq ft



Floorplan

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