



Wendover Street, High Wycombe, Buckinghamshire, HP11 2JF

*We are pleased to offer for sale this traditional three bedroom semi detached house located in a residential road a short walk from the town centre and railway station.*

Entrance Hall | Good Size Double Aspect Lounge | Separate Dining Room | Refitted Kitchen/Breakfast Room | First Floor Landing | Three First Floor Bedrooms | Refitted Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Good Size Rear Garden | Driveway Parking To Rear | Large Double Garage Ideal for Work From Home Business | Open Plan Front Garden | Short Walk To Town And Railway Station | We Hold Keys | No Upper Chain |

We are pleased to offer for sale this traditional three bedroom semi detached house located in a residential road a short walk from the town centre and railway station. The property is presented in good order throughout, it is heated via gas central heating to radiators, has double glazed windows, a modern fitted kitchen/breakfast room, two reception rooms, refitted and restyled family bathroom and three first floor bedrooms. Externally there is a good size rear garden with driveway parking to the rear boundary along with a double garage accessed via a service road. Sold with no upper chain, we hold keys for early viewing.

**Price... Offers in Excess of £385,000**

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>		78
(55-68) <b>D</b>	58	
(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	
WWW.EPC4U.COM		



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### LOCATION

Being just a stones throw from the Eden Shopping Centre, there could be no better location for convenience of retail or grocery shopping, entertainment facilities and hospitality venues. The train station is close by as is the bus terminal and the M40 motorway is less than 2 miles away.

### DIRECTIONS

From the multi roundabouts in the town centre, proceed along Queen Alexandra Road, continuing into Suffield Road. As the road bears to the right, take the left-hand fork staying on Suffield Road and then take the next right into Rutland Street. Proceed down the hill, round the sharp left-hand bend into Wendover Street and then continue straight ahead. The property will be found on the right-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band C

#### EPC RATING

D

#### MORTGAGE

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

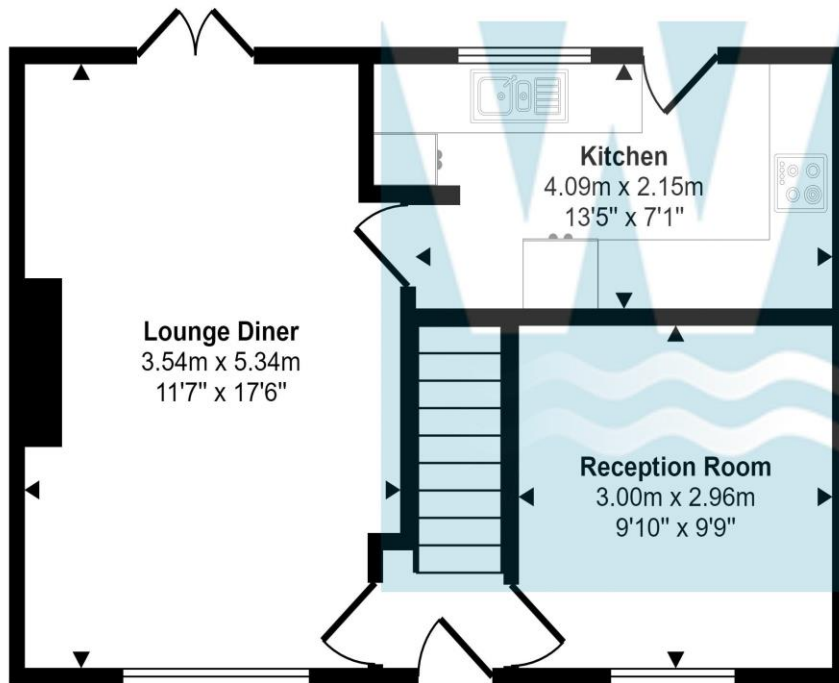
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

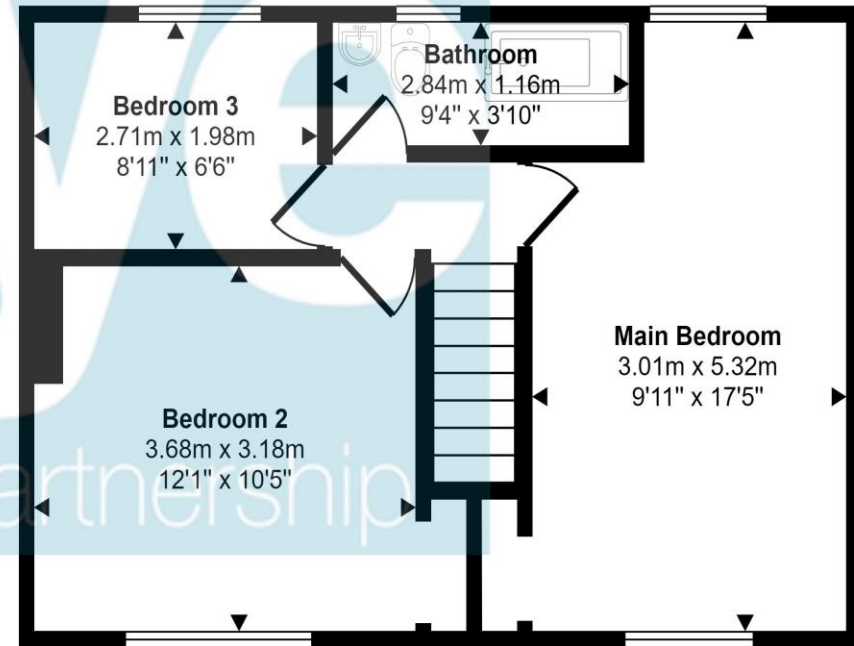
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Approx Gross Internal Area  
82 sq m / 887 sq ft



Ground Floor  
Approx 41 sq m / 441 sq ft



First Floor  
Approx 41 sq m / 446 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