



Cock Lane, High Wycombe, Buckinghamshire, HP13 7DY

*A spacious semi-detached home offering good size accommodation in a popular non-estate location that enjoys valley views.*

| Entrance Porch | Entrance Hall | Lounge/Dining Room | Garden Room | Kitchen | Landing | Three Bedrooms | Bathroom | Gas C/H | Double Glazing | Large Garage With Workshop/Storage Area | Good Size Gardens |

An attractive bay fronted semi-detached house that occupies a sizeable plot that has both a lovely frontage and a good size rear garden. The property offers excellent scope and could easily be extended subject to the normal planning permissions. With accommodation comprising entrance porch, entrance hall, lounge/dining room with fireplace with access to garden room with double doors to rear garden, kitchen gives access to a side lobby leading to the garden and garage. First floor landing, three bedrooms and bathroom. To the outside a long driveway provides parking for multiple vehicles with the remainder laid to lawn. The rear garden is well established and of good size with a patio area that extends to lawn.

**Price... £450,000**

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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 between High Wycombe and Penn in a highly desirable location close to open fields and woodland. Wycombe Retail Park and other shops are approximately half a mile away and cater for all day-to-day needs. High Wycombe town centre is only 2 miles away and has a regular bus service running along the A40 into the town with a multitude of shopping facilities and train station with mainline into London Marylebone. Access to the M40 London bound can be gained at Junction 3 at Loudwater, just 1 mile away.

## DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two roundabouts and through the first set of major traffic lights and turn left at the next set into Cock Lane. Ascend the hill and the property can be found on the left-hand side opposite the turning for Pimms Grove.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

D

### MORTGAGE

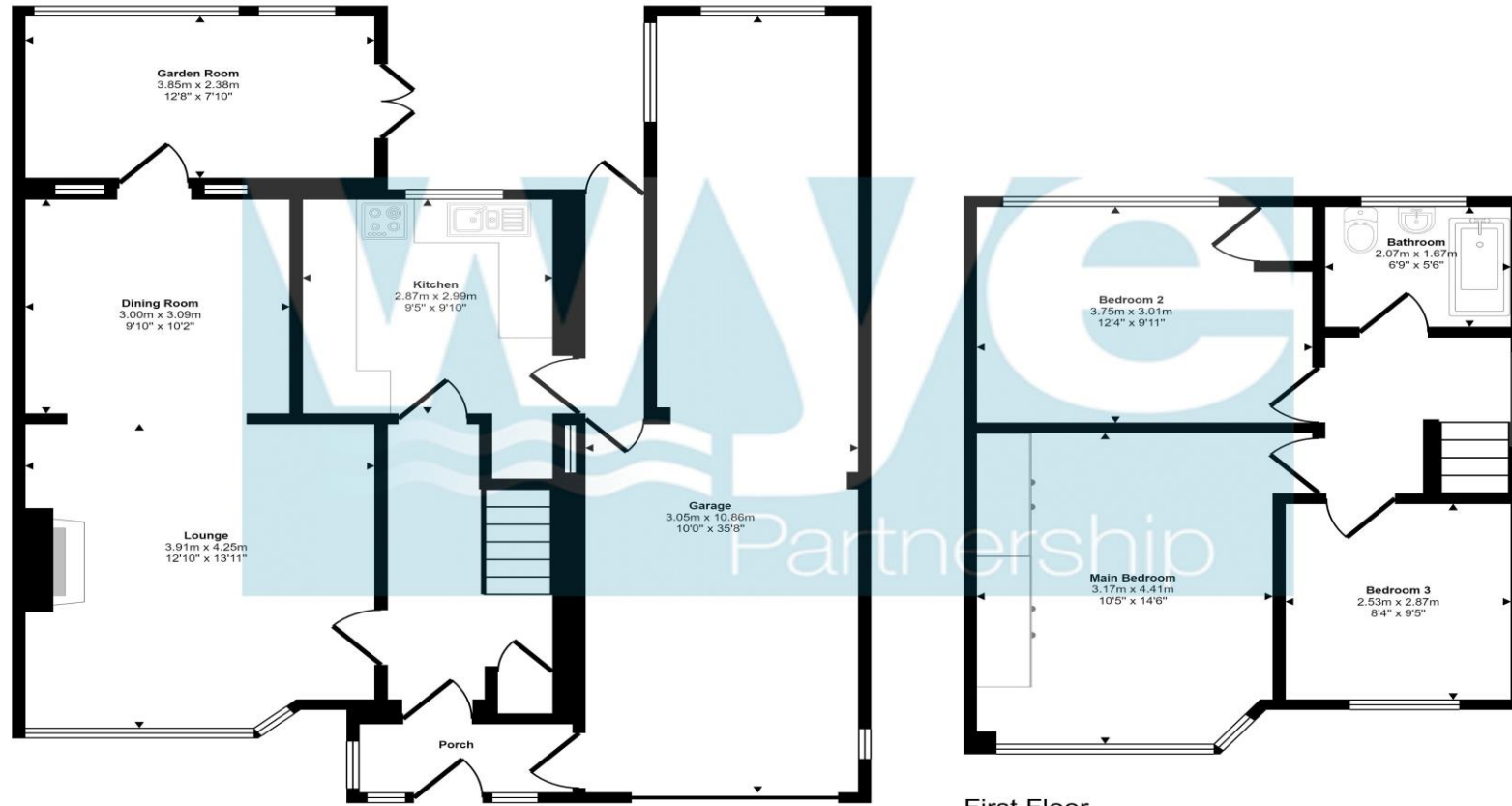
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

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Approx Gross Internal Area  
133 sq m / 1434 sq ft



Ground Floor  
Approx 90 sq m / 971 sq ft

First Floor  
Approx 43 sq m / 463 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