



Old Coach Drive, High Wycombe, Buckinghamshire, HP11 1AS

We are delighted to offer for sale this two-bedroom detached house situated near the end of a quite cul de sac location on the popular East side of High Wycombe.

Covered Porch | Entrance Hall | Modern Fitted Kitchen/Breakfast Room | Cloakroom | Good Size Lounge/Dining Room | First Floor Landing | Two Double Bedrooms | Family Bathroom | Electric Heating | Double Glazed Windows | Far Reaching Views From The Front | Popular Cul De Sac Location | East Side Of Town | Tiered Rear Garden | Two Car Parking Bays Directly Opposite The House | No Upper Chain |

We are delighted to offer for sale this two-bedroom, detached house, situated near the end of a quiet cul de sac location, on the popular East Side of High Wycombe. The property is heated via electric panel heating and has double glazed windows, a modern fitted kitchen, ground floor cloakroom, good size lounge/dining room as well as two bedrooms and a family bathroom on the first floor. Externally the property has a tiered rear garden creating a lovely useable space along with two off road car parking bays directly opposite the house. With far reaching views from the front elevation across the valley, the property is being sold with no upper chain.

Price... £395,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	59	
(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

Situated within walking distance to a wide variety of local amenities which includes supermarkets, DIY stores and open playing fields and easily accessible to the M40 Motorway. The town centre of High Wycombe is just under one and a half miles away and as well as offering a large shopping centre with various leisure facilities and a mainline railway station with regular trains to London.

DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over the first two roundabouts and continue for a further half a mile passing through five sets of traffic lights. After passing through the fifth set take the first turning left into Old Coach Drive. Follow the road around to the right and the property is on the left-hand side towards the end of the cul de sac.

ADDITIONAL INFORMATION

COUNCIL TAX

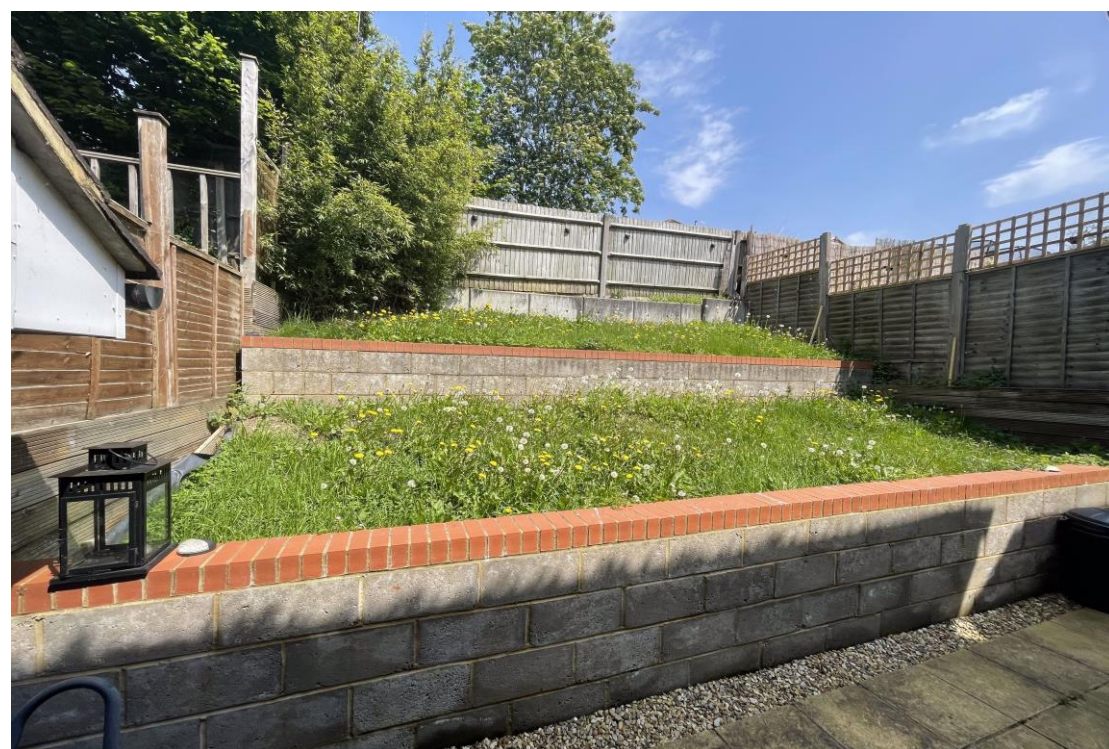
Band D

EPC RATING

D

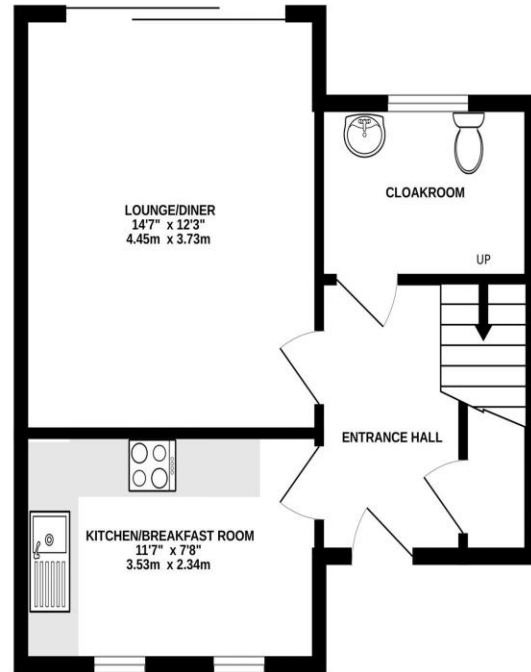
MORTGAGE

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

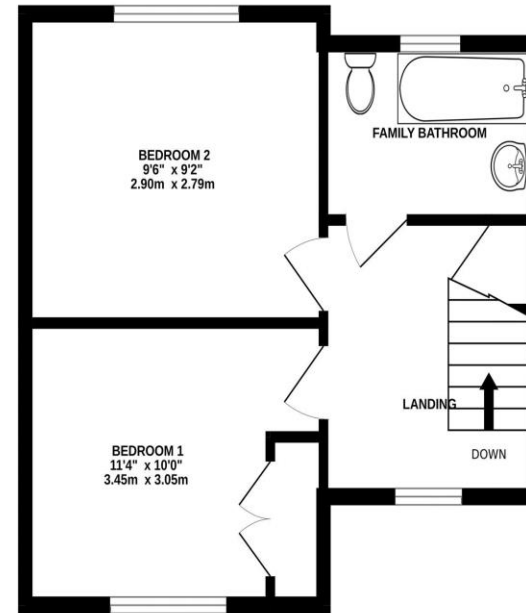


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 700 sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The **wye** Partnership