



Dashwood Avenue, High Wycombe, Buckinghamshire, HP12 3DN

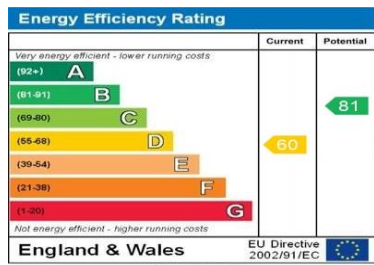
*We are delighted to offer this well presented and well maintained three/four bedroom end terrace family home located a short walk from Wycombe town centre and railway station*

Overhung Porch | Entrance Hall | Lounge/Bedroom 4 With Box Bay Window To Front | Dining Room/Family Room | Modern Fitted Kitchen | Utility Lobby | Large Family Bathroom | First Floor Landing | Three Good Size First Floor Bedrooms | Delightful Enclosed Rear Garden | On Road Parking To The Front | Gas Central Heating To Radiators | Double Glazed Windows | Close To Wycombe Town Centre And Railway Station | Close To Desborough Park | Early Viewing Advised |

We are delighted to offer this well presented and well maintained three/four bedroom end terrace family home located a short walk from Wycombe town centre and railway station. Having been improved by the current owners the property is in good order throughout, it is heated by gas central heating to radiators, has double glazed windows, a modern refitted kitchen and a large modern family bathroom, all the bedrooms are of good size. Externally there is a delightful private enclosed rear garden and on road parking is available directly in front of the property. Early viewing of this lovely property is highly recommended.

**Price... £329,950**

Freehold



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### LOCATION

Local facilities are close to hand as are buses to the town centre, from where there are 25-minute London Marylebone trains. Frequent Heathrow buses operate from High Wycombe centre bus station. Desborough park/recreation ground is a short walk from the property and junction 4 of the M40 is a 5-minute drive.

### DIRECTIONS

From High Wycombe town centre proceed out on the A40 West Wycombe Road, passing the BP petrol station on the left and take the first turning on the left into Desborough Park Road. At the traffic lights turn left into Dashwood Avenue and the property can be found on the left hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

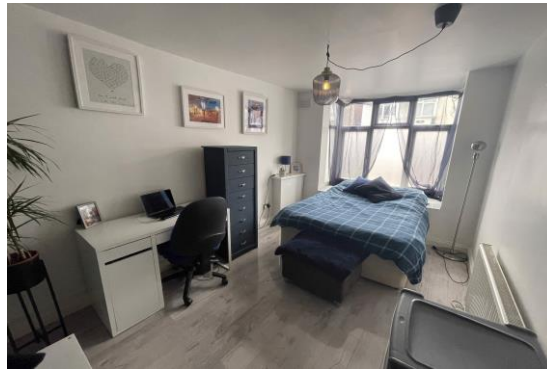
Band C

#### EPC RATING

D

#### MORTGAGE

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

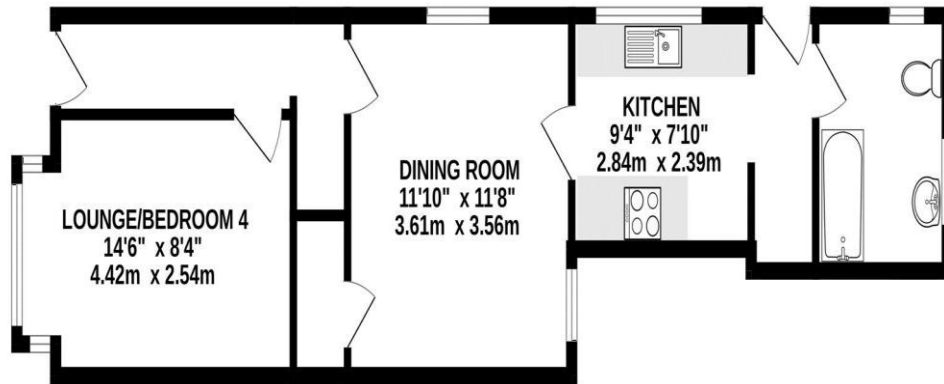


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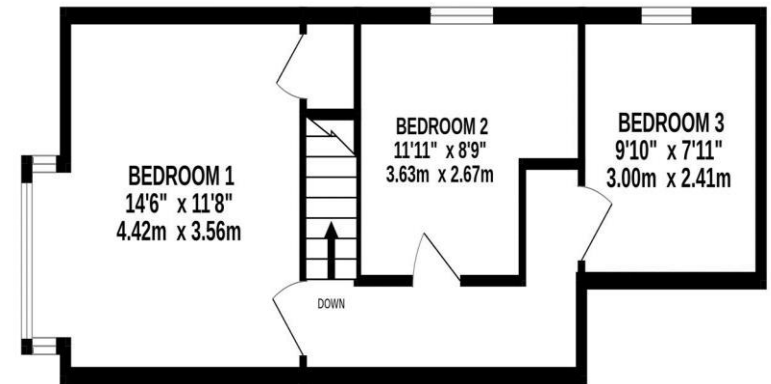
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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GROUND FLOOR  
503 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 932sq.ft. (86.6 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