



Green Road, High Wycombe, Buckinghamshire, HP13 5BD

A detached family home of character with good size level gardens in a sought-after location offering further potential.

| Attractive Detached Family Home | Entrance Hall | Large Sitting Room | Separate Dining Room | Kitchen | Utility Room | Cloakroom | Ground Floor Bathroom | Landing | Four Bedrooms | Bathroom | Detached Garage + Driveway Parking | Large Level Gardens | No Onward Chain |

An attractive, detached family home, occupying good size level gardens situated in a popular location close to the Royal Grammar School for boys and within a few minutes' walk of surrounding countryside. The property offers tremendous scope for extension subject to the normal planning permissions with potential to create an annexe if required. Accommodation currently comprising of entrance hall, a large double aspect sitting room with fireplace, separate dining room, kitchen, utility room (which can be independently accessed) provides access to the gardens, cloakroom and ground floor bathroom. To the first floor there are four bedrooms and a further bathroom. To the outside the gardens are delightful, gated to the front with a driveway leading to a detached garage and the rear garden. The gardens are well established with an adjoining patio that extends to a large level lawn that enjoy a high degree of privacy.

Price... £825,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		82
C (69-80)		
D (55-68)		
E (39-54)	47	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small> England & Wales		
<small>WWW.EPC4U.COM</small>		



LOCATION

Situated just a mile and a half from the train station and within walking distance of the highly regarded Royal Grammar School. There are localised shops close by at Terriers, which cater for most day to day needs and the town centre, which is easily accessible and provides a whole range of shopping and leisure facilities as well as transport links with mainline rail links to London, Oxford and Birmingham. There are open fields and woodland close by for countryside walks.



DIRECTIONS

From our office in Crendon Street, ascend the hill into Amersham Hill continuing into Amersham Road. Continue until reaching the traffic lights at the Junction of Hamilton Road, turn left and then take the first turning right into Ridgeway. The road becomes Green Road where the property will be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band G

EPC RATING

E

MORTGAGE

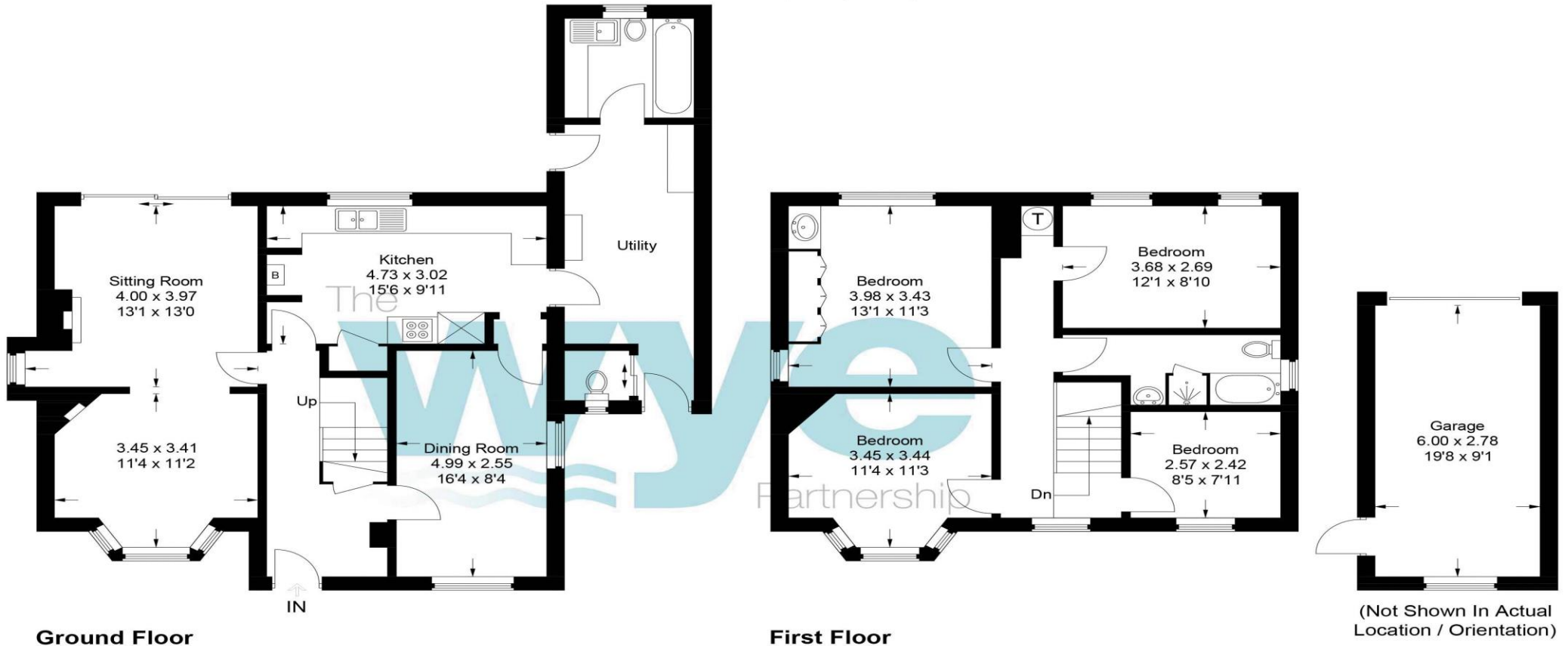
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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.

3 Green Road

Approximate Gross Internal Area
Ground Floor = 85.8 sq m / 923 sq ft
First Floor = 58.6 sq m / 631 sq ft
Garage = 16.9 sq m / 182 sq ft
Total = 161.3 sq m / 1,736 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership