



Havenfield Road, High Wycombe, Buckinghamshire, HP12 4TE

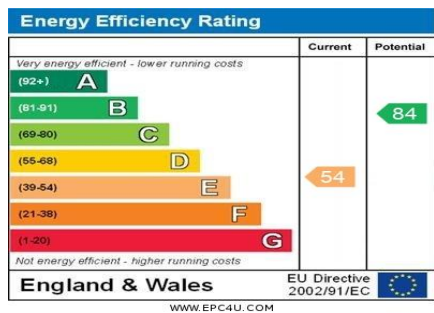
A spacious end of terrace property offering vacant possession.

| Spacious End Of Terrace Home | Popular And Convenient Location | Reception Hall | Lounge/Dining Room | Kitchen | Landing | Two Good Size Bedrooms | Bathroom | Separate WC | Gas Central Heating | Double Glazed Windows | Enclosed East Facing Gardens | Brick Storage Shed | Garage In Block | Some Updating Required | Vacant Possession | Viewing Recommended |

Situated in a popular and convenient location, we are delighted to offer this spacious two-bedroom end of terrace property which has two good size bedrooms, bathroom, separate WC, a large lounge/dining room and a spacious kitchen, brick-built garden shed, enclosed east facing garden and a garage in a block at the rear. The property does require some cosmetic attention and some updating, it offers early vacant possession, and a viewing is strongly recommended.

Price... £317,500

Freehold



LOCATION

Situated in a favoured residential location close to recreational parkland, the property is within walking distance of local shops which cater for most day to day needs as well as having larger supermarkets, department stores, bars, restaurants and a cinema and gym all within easy reach. Junction 4 of the M40 is also within easy access. The town centre of High Wycombe is just under two miles away and provides a comprehensive range of facilities conducive to a major town centre and this includes a mainline railway station for London Marylebone.

DIRECTIONS

From the multi roundabout system in High Wycombe, ascend Marlow Hill continuing to the roundabout at Junction 4 of the M40 motorway. On entering the roundabout, take the fifth exit into John Hall Way continuing over the next 3 roundabouts into New Road. After passing over the third roundabout, take the first turning on the left into Havenfield Road and the property will be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

E

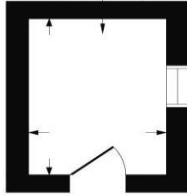
MORTGAGE

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

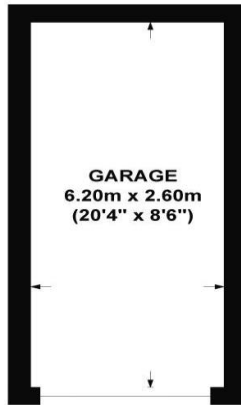
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



SHED
2.65m x 1.85m
(8'8" x 6'1")

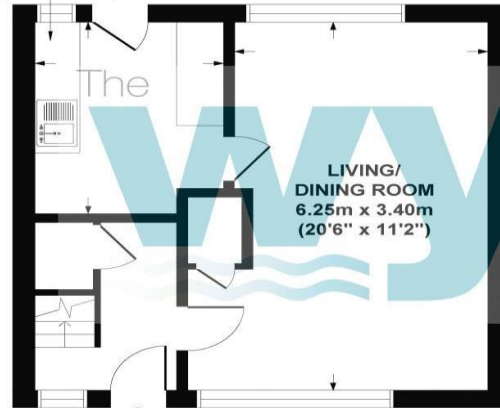


OUTBUILDING
GROSS INTERNAL
FLOOR AREA 5 SQ M / 53 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 16 SQ M / 174 SQ FT

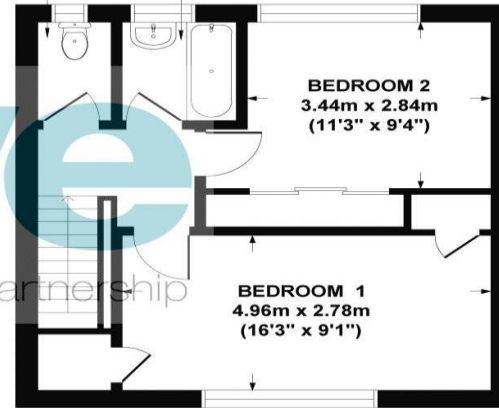
KITCHEN
3.25m x 2.48m
(10'8" x 8'2")



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 38 SQ M / 409 SQ FT

W.C
1.67m x 0.81m
(5'6" x 2'8")

BATHROOM
1.67m x 1.53m
(5'6" x 5'0")



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 38 SQ M / 409 SQ FT

HAVENFIELD ROAD, HIGH WYCOMBE, HP12 4TE
APPROX. GROSS INTERNAL FLOOR AREA 97 SQ M / 1045 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership