



The Chimes, High Wycombe, Buckinghamshire, HP12 3HR

A well-presented four-bedroom detached family home in a quiet cul-de-sac convenient for the town centre.

| Entrance Hall | Cloakroom | Study | Lounge | Dining Room | Kitchen | Utility Room | Landing | Master Bedroom With En-Suite Shower Room | Three Further Bedrooms | Family Bathroom | Gas C/H | Double Glazing | Large Front Garden With Driveway Parking | Garage | Private Enclosed Rear Garden |

A well-presented detached property situated in a quiet cul-de-sac location within easy reach of the town centre amenities and M40 motorway access. Enjoying far reaching valley views the accommodation briefly comprises; entrance hall, cloakroom, kitchen, utility room, study, lounge, dining room, four bedrooms, bathroom and en-suite shower, double glazing, gas radiator heating, large front garden with driveway parking for several vehicles, garage, private rear garden.



Price... £625,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



LOCATION

Situated 1.2 miles from the station & town centre as well as just being a short distance from Junction 4 of the M40 motorway, the property is also conveniently located for John Hampden Grammar School for Boys and Wycombe High School for Girls. An array of shopping facilities are also close by including the town centre which caters for all your shopping needs and a mainline rail link to London Marylebone.



DIRECTIONS

From the multi roundabout system in High Wycombe, proceed along Queen Alexandra Road, continuing into Suffield Road. At the end of the road turn left at the T-Junction into Desborough Avenue and then take the third turning on the right into Dean Close, proceed to the end of the cul-de-sac and into The Chimes. The property will be found a short way along on the right-hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

MORTGAGE

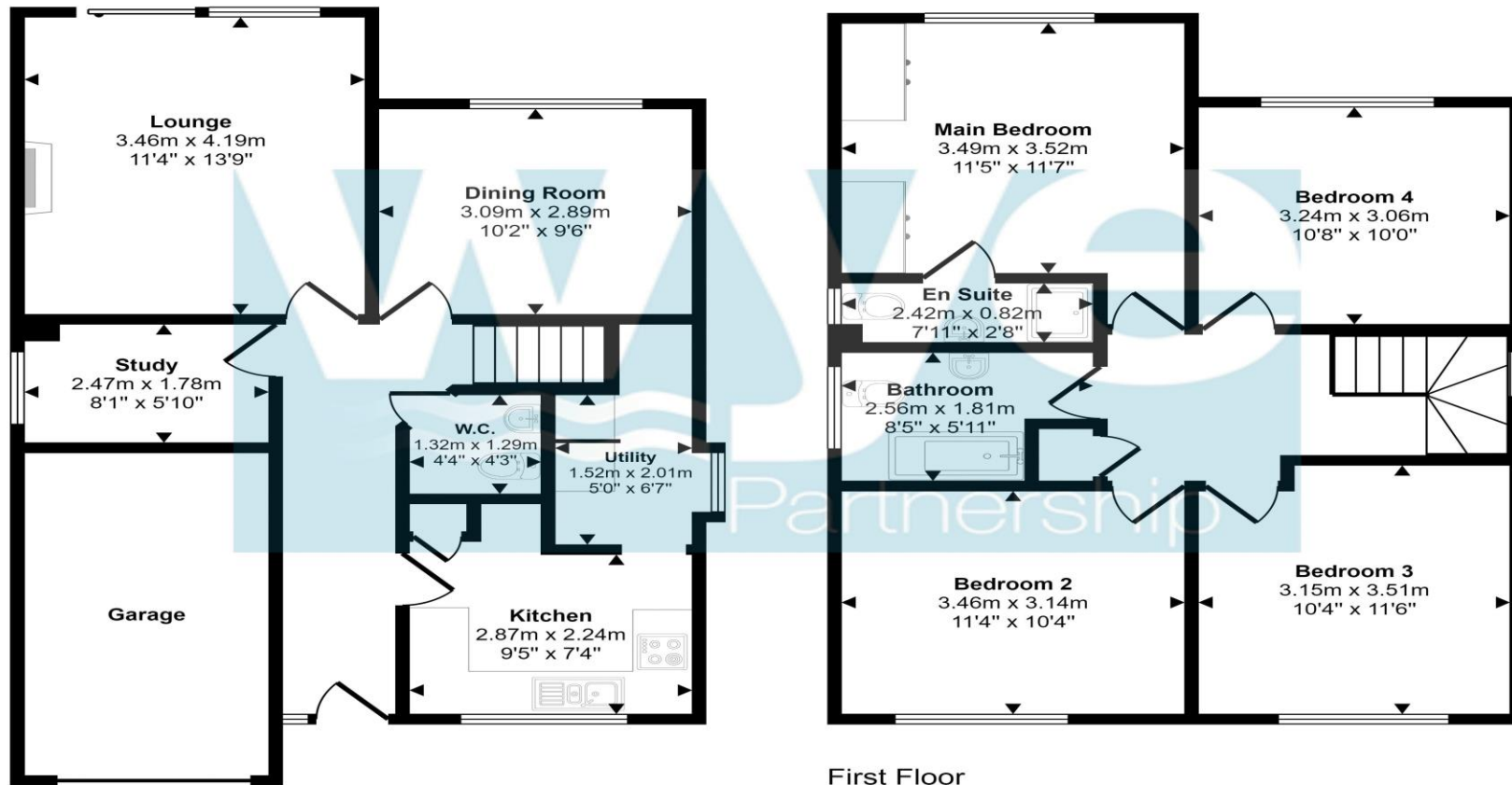
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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.



Approx Gross Internal Area
127 sq m / 1366 sq ft



Ground Floor
Approx 64 sq m / 693 sq ft

First Floor
Approx 63 sq m / 673 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.

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership