



Apple Tree Close, High Wycombe, Buckinghamshire, HP13 7PE



*A modern semi-detached family home situated in a pleasant cul-de-sac location enjoying valley views.*

| Semi-Detached In Cul-De-Sac Location | Entrance Hall | Cloakroom | Large Living Room | Fitted Kitchen | Landing | Three Bedrooms | Family Bathroom | En-Suite Shower Room To Master Bedroom | Gas C/H | Double Glazing | Allocated Parking | Rear Gardens | Valley Views |

A modern built three-bedroom semi-detached house that is well presented and affords a lovely view across the valley. With accommodation to the ground floor comprising; entrance hall, cloakroom, modern fitted kitchen with oven and hob, a spacious triple aspect living/dining room with double doors to the rear garden. To the first-floor landing, master bedroom with fitted wardrobes and en-suite shower room, two further bedrooms and family bathroom. To the outside the rear garden is fully enclosed with an adjacent decked terrace that offers a lovely social space and gated access to parking spaces at the rear.

**Price... £450,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(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

Ideally situated for access to junction 3 of the M40 motorway and across the road from Kingsmead playing fields. The retail park with its wide variety of shopping and food outlets is a short walk away and High Wycombe town centre is just two miles away with its main line railway station serving London Marylebone in under half an hour. Junction 4 of the motorway is also a short drive away. Countryside walks on your doorstep.



### DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two roundabouts then proceed through four sets of traffic lights, turning left at the fifth set into Gomm Road. After a short distance take the third turning on the right into Freer Crescent, follow the road round and then turn left into Apple Tree Close. The property will be found at the end of the cul-de-sac.



### ADDITIONAL INFORMATION

There is an estate charge of £180 per annum.

### COUNCIL TAX

Band D

### EPC RATING

C

### MORTGAGE

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



---

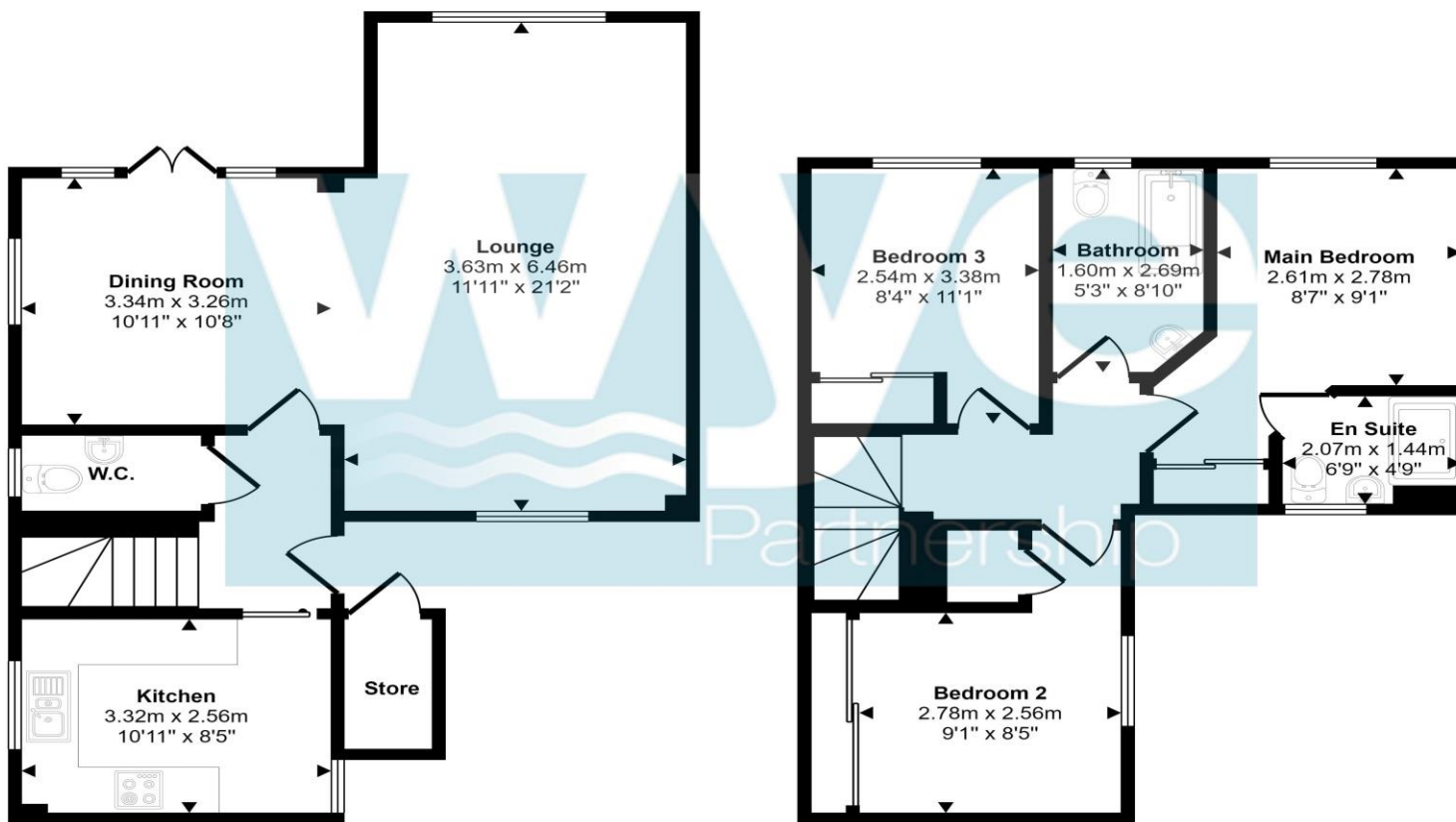
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

---





Approx Gross Internal Area  
98 sq m / 1050 sq ft



Ground Floor  
Approx 53 sq m / 570 sq ft

First Floor  
Approx 45 sq m / 480 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