



Beech Road, High Wycombe, Buckinghamshire, HP11 1RY

We are delighted to offer for sale this traditional three bedroom semi detached house situated in the popular area of Wycombe Marsh with excellent access to junction 3 of the M40 motorway.

Overhung Porch | Entrance Hall | Lounge/Dining Room | Modern Fitted Kitchen | Conservatory | Inner Lobby | Modern White Bathroom Suite | First Floor Landing | Three Bedrooms | Gas Central Heating To Radiators | Double Glazed Windows | Delightful Enclosed Rear Garden | Driveway Parking | Popular Area A Short Walk From Open Countryside And The Retail Park | Good Access To Junction 3 Of The M40 |



We are delighted to offer for sale this traditional three bedroom semi detached house situated in the popular area of Wycombe Marsh with excellent access to junction 3 of the M40 motorway. The property is heated via gas central heating to radiators, has UPVC double glazed windows, a modern refitted kitchen, modern white bathroom suite, lounge and conservatory overlooking the delightful enclosed rear garden. On the first floor are three good size bedrooms. There is driveway parking to the front. Located in a quiet road, the property is a short walk from open countryside and the retail park that services all day-to-day needs.

Price... £375,000

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

LOCATION

The property is situated within walking distance of supermarkets, convenience stores, DIY stores as well as recreational playing fields. The property is situated just over a mile and a half from High Wycombe town centre and is close by to public transport routes. The town centre offers a vast selection of shopping and leisure facilities as well as a mainline rail link to London & Birmingham.

DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two roundabouts and then pass through the first two sets of traffic lights at Wycombe retail park and at the third set, turn right into Abbey Barn Road. Take the first turning left and then second right into Beech Road. The property will be found a short way along on the hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

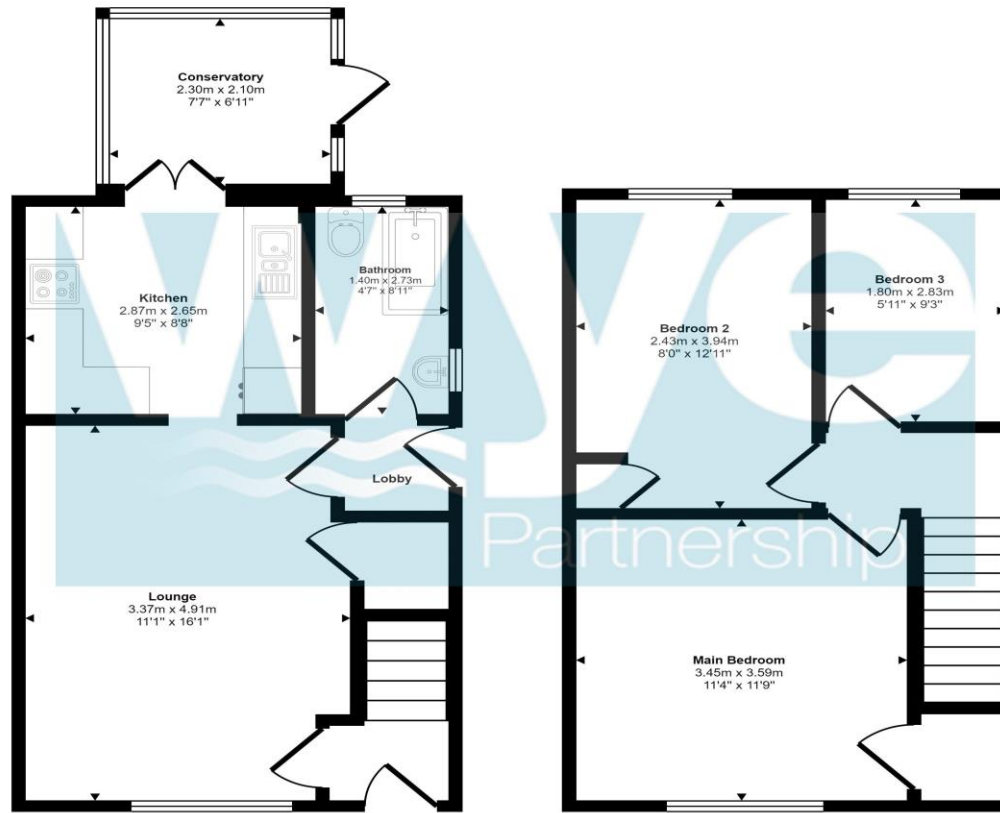
MORTGAGE

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

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
74 sq m / 791 sq ft



Ground Floor
Approx 40 sq m / 425 sq ft

First Floor
Approx 34 sq m / 366 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.

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The **wye** Partnership