



Deeds Grove, High Wycombe, Buckinghamshire, HP12 3PA

*A four/five bedroom semi-detached property to the South West of High Wycombe, offering spacious and versatile accommodation.*

| Spacious Semi-Detached Property | Versatile Accommodation | Entrance Porch | Entrance Hall | Living Room | Kitchen/Breakfast Room | Utility Area | Utility Room | Cloakroom/Shower Room | Conservatory | Integral Garage | Four/Five Bedrooms | Family Bathroom | Double Glazing | Gas Radiator Heating | Block Paved driveway | patio | Large Mature Garden | Internal Viewing Highly Recommended |

A well presented, extended, semi-detached property to the South West of High Wycombe. Offering spacious and versatile accommodation briefly comprising; entrance porch, entrance hall, living room, kitchen/breakfast room, utility area, utility room, cloakroom/shower room, conservatory, integral garage, four/five bedrooms, family bathroom, double glazing, gas radiator heating, block paved driveway providing off road parking for several vehicles, patio and a large mature rear garden with greenhouse and vegetable plot. An internal viewing of this property is highly recommended.

**Price... £509,950**

*Freehold*

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



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### LOCATION

Situated close to High Wycombe town centre as well as offering convenient access to the M40 motorway at J4. The town centre offers a vast array of shopping, leisure and entertainment facilities. Supermarkets are close by and the train station in the town centre is easily accessible. In catchment of highly regarded Grammar Schools. Park within a short walk of the property.



### DIRECTIONS

From the multi roundabout system in High Wycombe, proceed along Queen Alexandra Road, continuing into Suffield Road. Proceed to the end of the road turning left at the T-Junction into Desborough Avenue and then take the third turning on the right into Deeds Grove. Take the second turning right into Knights Hill and at the top turn left into Deeds Grove where the property can be found on the right.



### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### EPC RATING

D

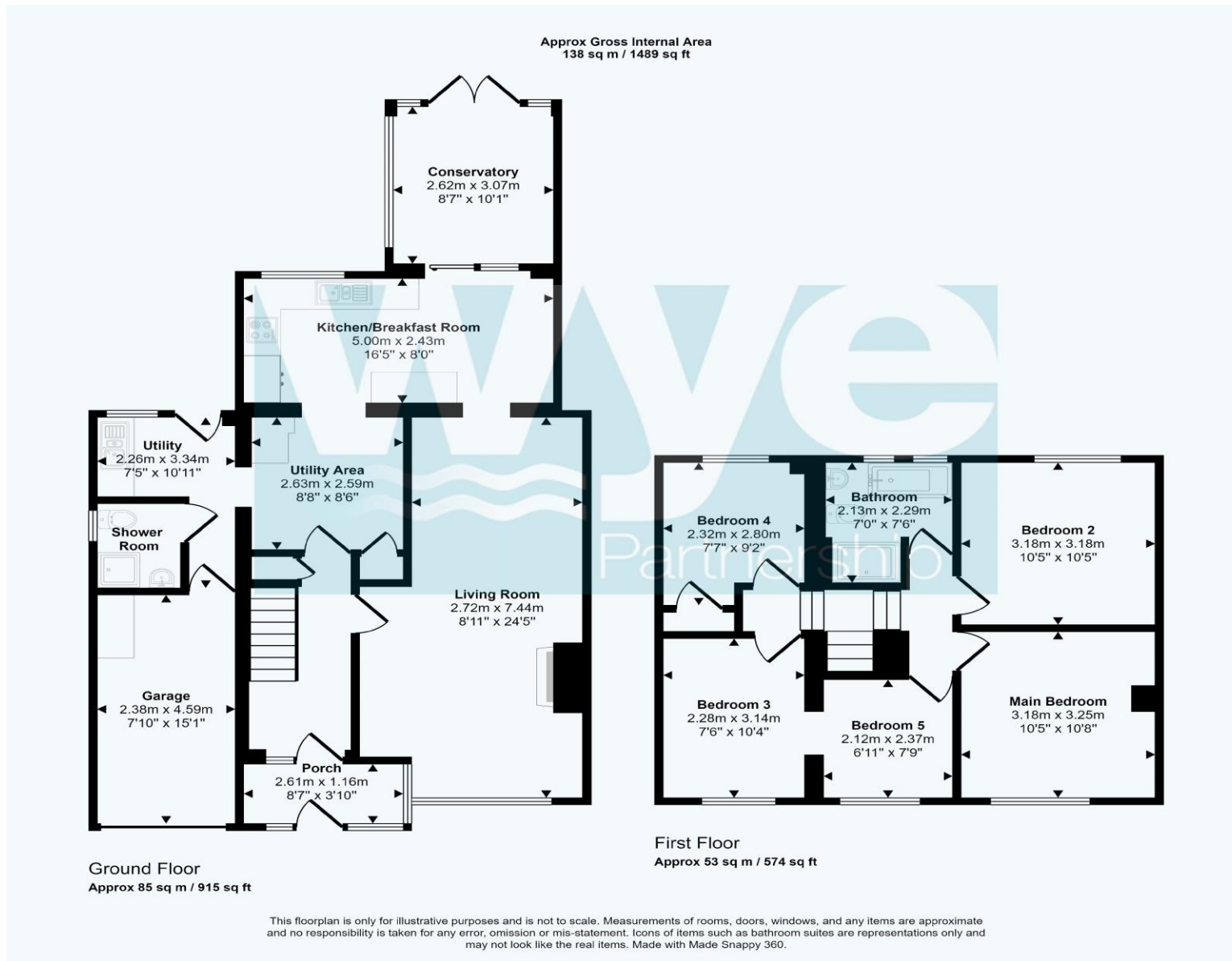
#### MORTGAGE

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.*

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The **wye** Partnership