



Maybrook Gardens, High Wycombe, Buckinghamshire, HP13 6PJ

Situated in a quiet cul-de-sac within a premier location close to town centre amenities a detached family home available with no onward chain.

| Detached Family Home In Sought After Location | Entrance Hall | Cloakroom | Sitting Room | Dining Room | Kitchen | Landing | Four Double Bedrooms | Bathroom | Separate Shower Room | Gas Central Heating | Double Glazing | Double Garage | Front And Rear Gardens | Short Distance Of Town Centre And Train Station | No Onward Chain |

A well-kept detached family home that has been under the same ownership since it was built. The property offers spacious accommodation to include four double bedrooms and delightful level gardens. Situated within a quiet cul-de-sac location close to town centre amenities and highly regarded schooling. With accommodation comprising: Entrance hallway, cloakroom, a double aspect living room with double doors to the rear garden, dining room, kitchen/breakfast room with door to garden. To the first floor, landing, four double bedrooms, family bathroom and separate shower room. To the outside the front garden is laid to lawn with driveway providing off road parking and an integral double garage. Gated side access leads to a mature rear garden with patio extending to level lawn with edged borders containing a number of shrubs, plants and bushes.

Price... £725,000

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	79
(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.EPC4U.COM		



LOCATION

Whilst being in a prime residential location, the property has the benefit of being close to the town centre, the railway station and the renowned Royal Grammar School, as well as other highly regarded state and Grammar Schools and the private Godstowe and Wycombe Abbey Schools. Shopping facilities in and around the town are easily accessible as is the railway station with trains into the City and north to Birmingham and the M40 is just a short drive. High Wycombe also provides an array of leisure and hospitality facilities, all within close proximity.

DIRECTIONS

In an approach from High Wycombe centre, leave on the A404 towards Amersham passing the station on the right. Pass Godstowe School on the left and Maybrook Gardens is immediately on the right. Proceed along the road continuing round the bend where number 36 can be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

MORTGAGE

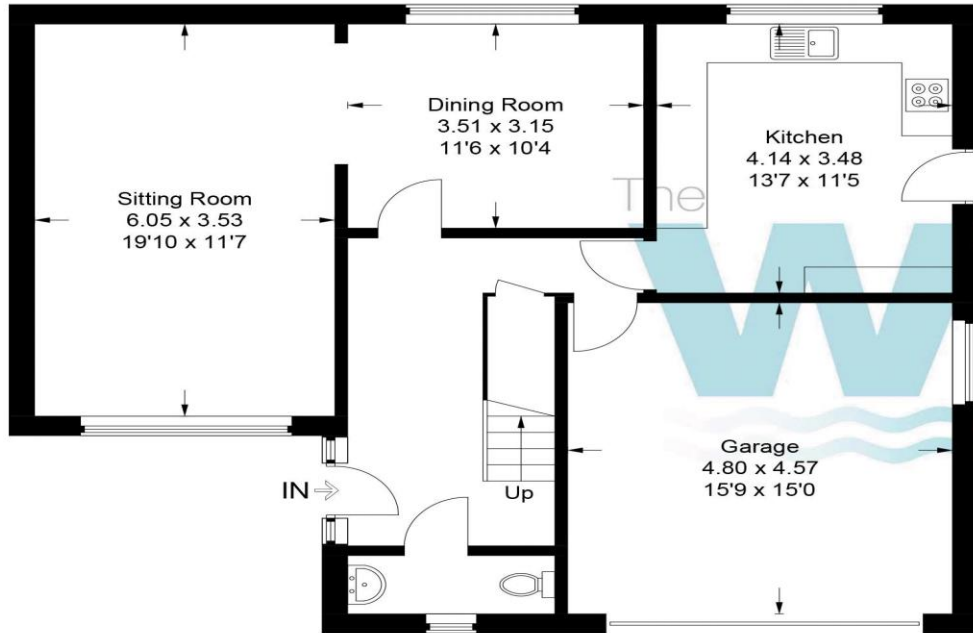
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

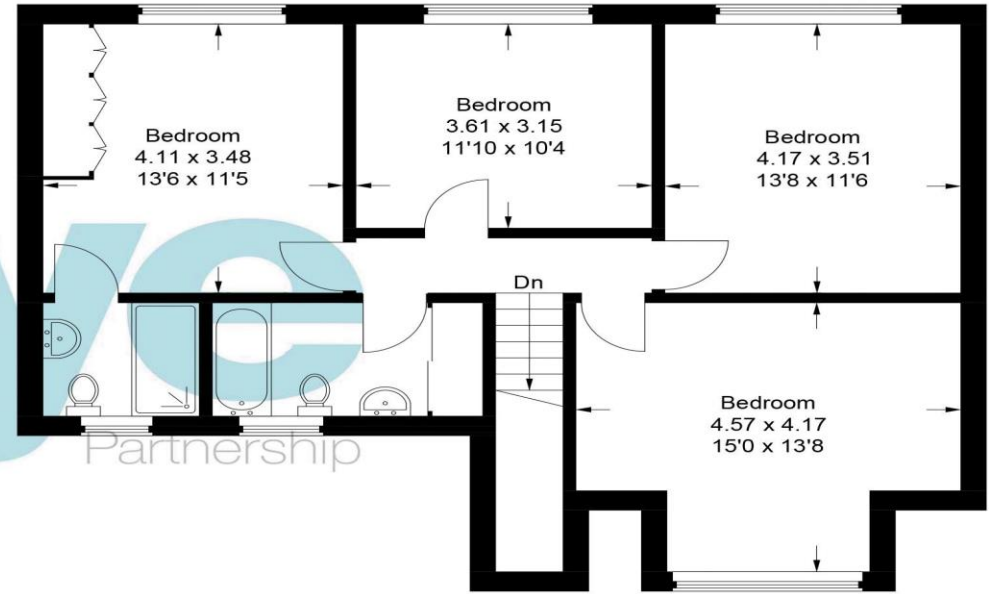


36 Maybrook Gardens

Approximate Gross Internal Area
Ground Floor = 87.7 sq m / 944 sq ft
(Including Garage)
First Floor = 76.0 sq m / 818 sq ft
Total = 163.7 sq m / 1,762 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
© CJ Property Marketing Ltd Produced for Wye residential

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

The **wye** Partnership