



Stanley Road, High Wycombe, Buckinghamshire, HP12 4DB

An exceptionally spacious, extended and vastly improved bungalow in a quiet, tucked away location.

Sought After Location | Good Size Plot | Extended Property Providing Spacious & Versatile Accommodation | Modern Fitted Kitchen/Diner | Three Reception Rooms | Five Bedrooms | Two Bathrooms | Gas Central Heating | Double Glazing | Ample Parking | Garage | Stones Throw From National Trust Owned West Wycombe Estate

Situated in a tucked away, quiet and highly sought after location, occupying a good size plot with secluded gardens. This spacious, detached bungalow is exceptionally versatile and has been extended and vastly improved by the current owners. The property is just a 'stones throw' from the grounds of the National Trust owned West Wycombe Estate with access to fabulous countryside walks. Essentially, the accommodation comprises of five bedrooms, three reception rooms and two bathrooms and is well presented with a large, modern fitted kitchen and benefitting from gas central heating and double glazing. There is ample parking which includes a garage. Viewing is essential to appreciate this spacious family home.

Price... £875,000

Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (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 | 81 |
| www.epc4u.com | | | |



LOCATION

Stanley Road is situated approximately two miles from High Wycombe town centre in a location that has easy access to beautiful countryside. There are a couple of small convenience stores that are close by with a wider range of shopping facilities either at Cressex, close to the M40 junction 4, or in High Wycombe town centre which also has a mainline railway station with direct access to London and the North.



DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately one and a quarter miles and after passing through the second set of traffic lights, turn left in to Chapel Lane. Proceed for a short distance taking the first turning right into Toweridge Lane and then take the second turning left into Pinewood Road and then first right into Stanley Road (Upper). The property can be found at the top of the cul-de-sac.



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

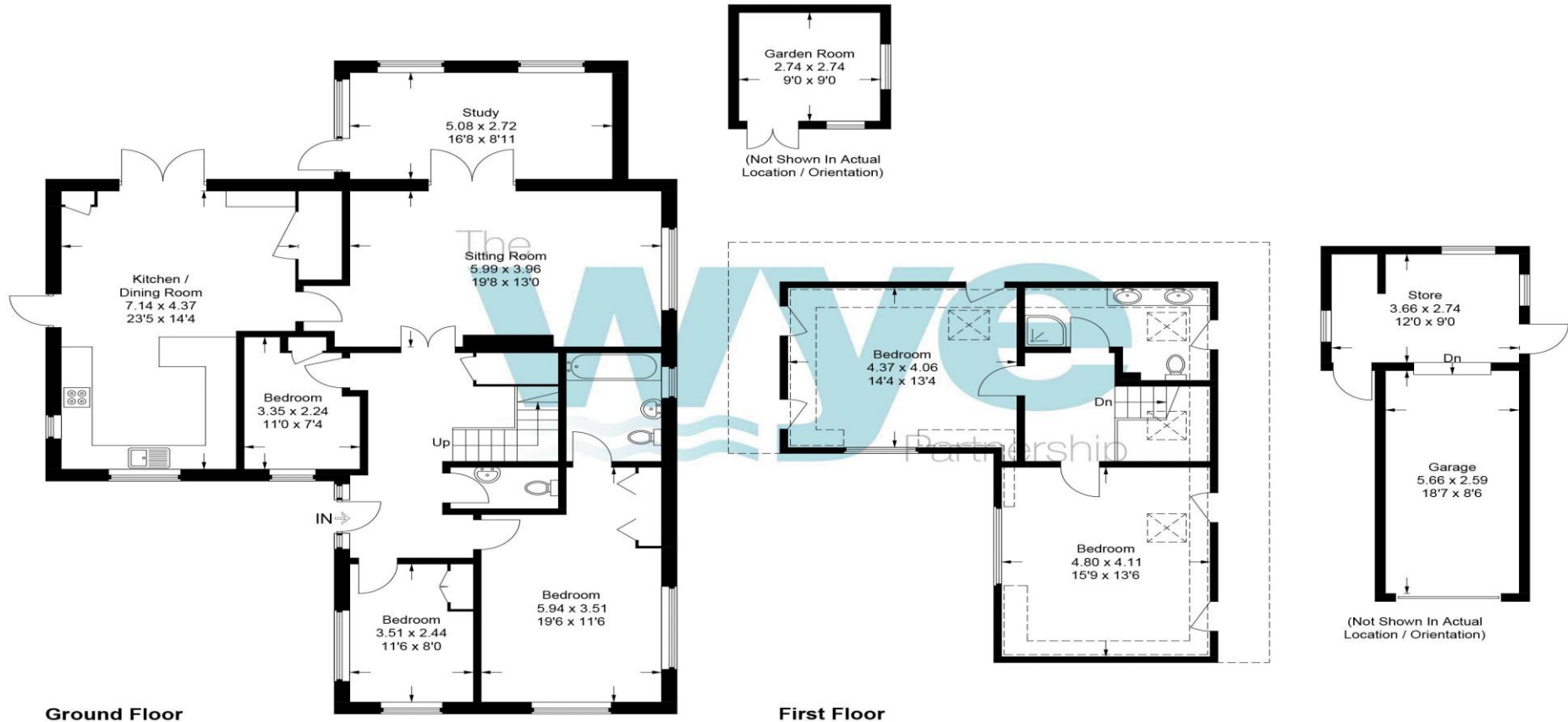


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



La Cachette

Approximate Gross Internal Area
Ground Floor = 133.8 sq m / 1,440 sq ft
First Floor = 54.7 sq m / 589 sq ft
Outbuildings = 32.8 sq m / 353 sq ft
Total = 221.3 sq m / 2,382 sq ft



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.

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The **wye** Partnership