



West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AH

A character two-bedroom semi-detached cottage, 'oozing' character. Located within catchment for West Wycombe School and just a short walk to the village with plenty of open countryside right on the doorstep.

Entrance Porch | Cozy Lounge With Open Fireplace | Separate Open Plan Dining Room | Good Size Kitchen | Modern Ground Floor Wet Room | Conservatory | First Floor Landing | Two Double Bedrooms | Modern Refitted Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Delightful Enclosed Rear Garden | Home Office To Rear | Close To Open Countryside | Garage | Driveway Parking | Short Walk To West Wycombe Village | Immaculate Order Throughout | Character Features | Must Be Seen Internally |

A character two-bedroom semi-detached cottage, 'oozing' character. Located within catchment for West Wycombe School and just a short walk to the village with plenty of open countryside right on the doorstep. The property has a bright and spacious feel and benefits from lounge with open fireplace, dining room, conservatory and galley kitchen. There is a wet room downstairs along with a bathroom on the first-floor servicing two double bedrooms. To the rear there is an enclosed, pretty 'cottage' garden with a home office and to the front a driveway, garden and garage. Heated by gas central heating to radiators and with double glazed windows the property is in immaculate condition throughout. This is a must-see property internally.

Price... £399,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
	60	86
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



LOCATION

The property is situated on the fringe of West Wycombe Village which has a variety of shops which provide for most day-to-day needs. High Wycombe town centre is just over 2 miles away but easily accessible and provides a vast range of shopping and leisure facilities. Access to the M40 motorway at junction 4 High Wycombe is also easily accessible and there is a mainline rail link with London Marylebone for either High Wycombe Station or Saunderton station.



DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road, continuing for approximately 2 miles whereupon the property will be found on the right-hand side.



ADDITIONAL INFORMATION

EPC RATING

D

COUNCIL TAX

Band D

MORTGAGE

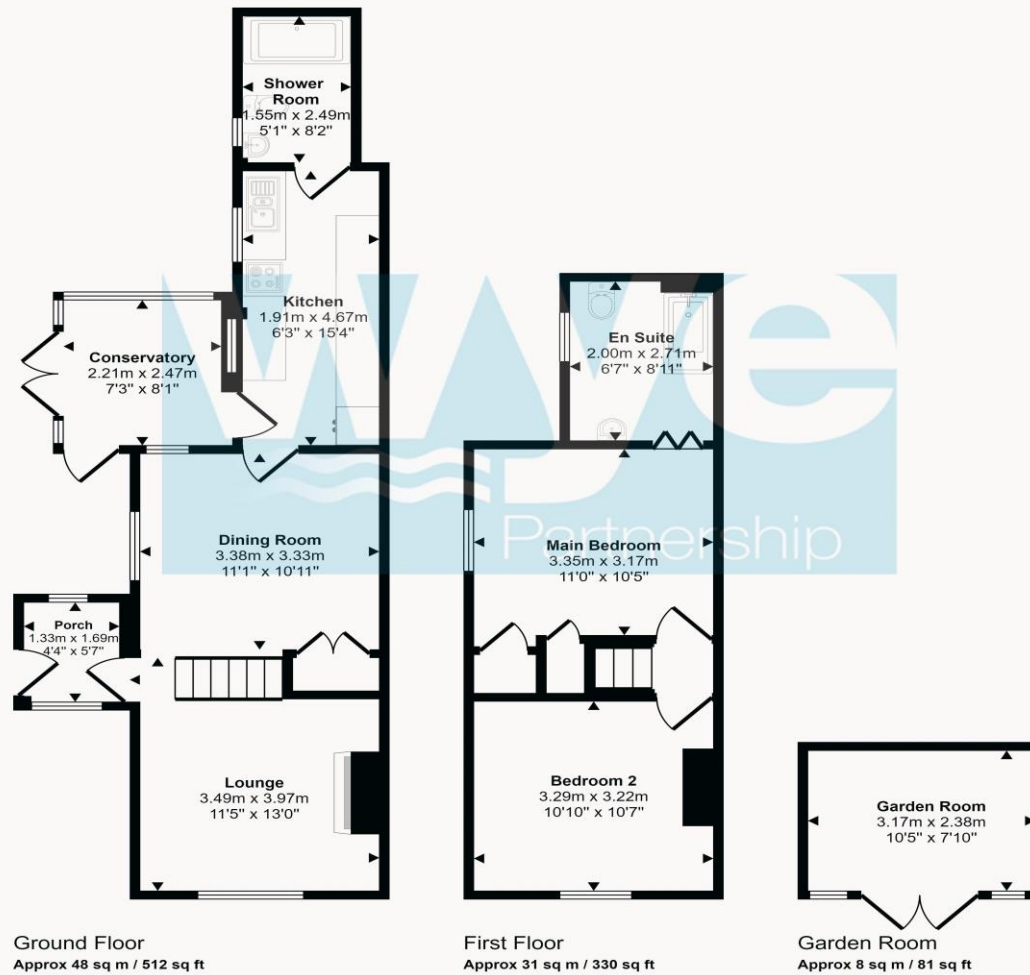
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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
86 sq m / 924 sq ft



Ground Floor
Approx 48 sq m / 512 sq ft

First Floor
Approx 31 sq m / 330 sq ft

Garden Room
Approx 8 sq m / 81 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