A photograph of a three-story brick residential building with a gabled roof and dormer windows. The building is made of light-colored bricks with dark brick accents around the windows. To the left, there is a two-car garage with white doors. The building is surrounded by greenery and a blue sky with some clouds.

Rugby Rise, High Wycombe, Buckinghamshire, HP11 1AJ

A stunning, impeccably presented town house on the east side of High Wycombe, close to Kingsmead Park.

| Stunning Town House in Sought After Location | Countryside & Kingsmead Park Just a 'Stones Throw' Away | Reception Hall | Refitted Cloakroom | Sitting/Dining Room with Doors to Garden | Fully Integrated Fitted Kitchen | First Floor Landing | Master Bedroom with Refitted En Suite Shower Room | Bedroom 2 (Double) | Second Floor Landing | Bedroom 3 (Double) | 'Jack & Jill' Bathroom | Gas Central Heating | Double Glazed Windows | Landscaped Secluded West Facing Garden | Garage in Block to the Front | Impeccably Presented | No Onward Chain - Viewing Recommended |

We are delighted to offer this beautifully presented, spacious town house situated in a favoured location on the east side of High Wycombe within a 'stone's throw' of countryside and Kingsmead Park. The property has been owned since new by the current owner and has been upgraded over time to a fantastic specification, which includes a fully integrated kitchen, refitted cloakroom and en suite shower room with low maintenance landscaped gardens. The ground floor has an inviting reception hall, cloakroom, large sitting room and fitted kitchen. The master bedroom with en suite shower room, along with the second double bedroom, is on the first floor and the third bedroom, also a double, with main 'Jack & Jill' bathroom is on the second floor. There is a garage to the front of the property and a secluded, landscaped garden to the rear. Viewing is strongly recommended.

Price... £499,950

Freehold

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92+)	A		
(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	
<small>WWW.EPC4U.COM</small>			



LOCATION

The property is situated in a popular residential location close to Kingsmead Park and open countryside yet there are several supermarkets and other retail outlets all close by and the town centre of High Wycombe is just under 2 miles away which has a vast array of shopping, entertainment and hospitality venues as well as a main line railway link to London and the North. Junction 3 of the M40 motorway is approximately a mile and a half away.



DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two roundabouts and on reaching the traffic lights at the Retail Park, turn right at the third set into Abbey Barn Road. Proceed to the end of Abbey barn road, follow the road round to the left into Kingsmed Road and continue for approximately half a mile. Rugby Rise will be found on the right and the property is clearly indicated.



ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

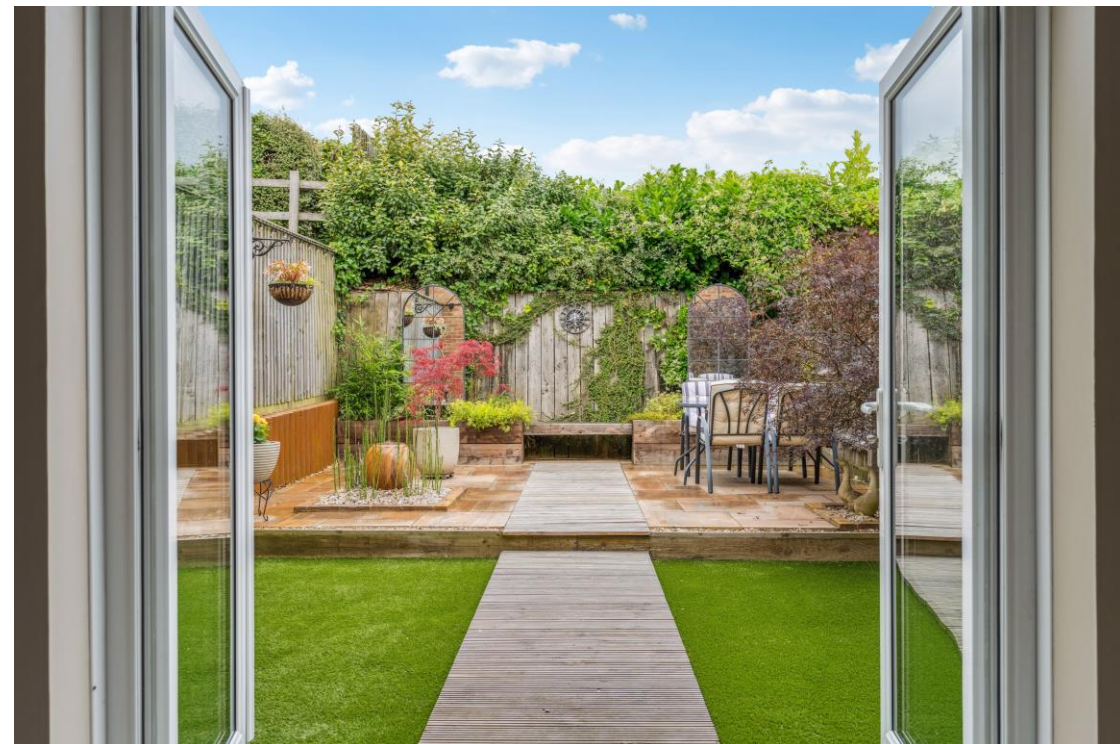
C

MORTGAGE

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

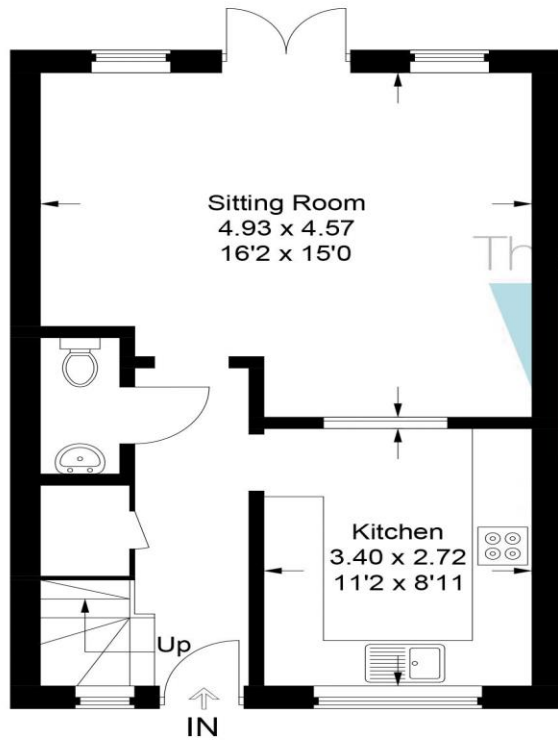


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

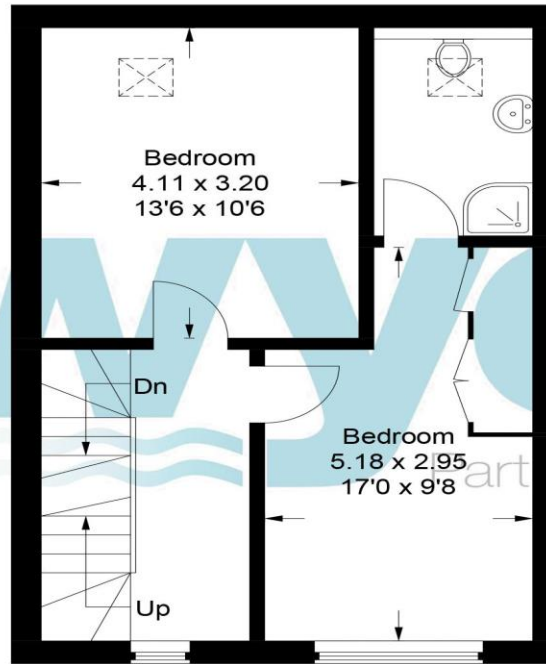


Rugby Rise

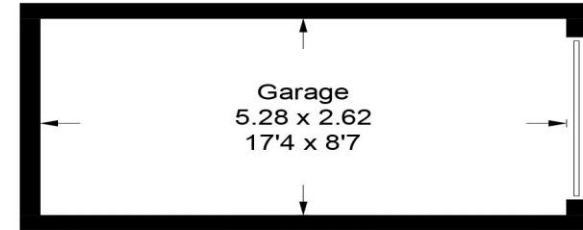
Approximate Gross Internal Area
Ground Floor = 40.4 sq m / 435 sq ft
First Floor = 40.1 sq m / 432 sq ft
Second Floor = 27.2 sq m / 293 sq ft
Garage = 13.8 sq m / 148 sq ft
Total = 121.5 sq m / 1,308 sq ft



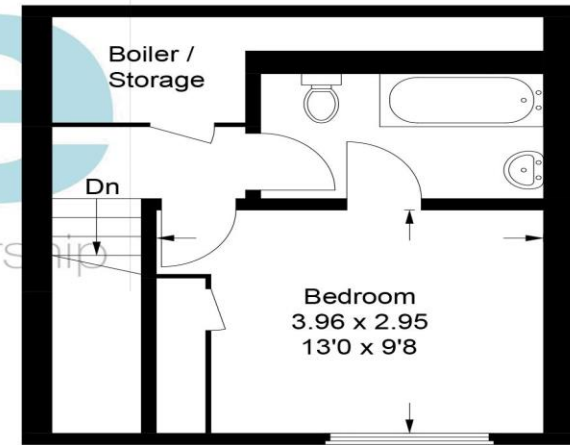
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second 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.

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The **wye** Partnership