



Cromwell Road, High Wycombe, Buckinghamshire, HP13 7AN

A semi-detached home of character well-presented throughout located in a popular location convenient to town centre amenities.

| Bay Fronted Semi-Detached House | Beautifully Presented | Entrance Hall
 | Living Room | Modern Kitchen/Dining Room | Utility Room | Cloakroom |
 Landing | Three Bedrooms | Re-fitted Bathroom | Gas C/H | Double Glazing
 | Off Road Parking | Rear Gardens |

An attractive bay fronted semi-detached house that offers a combination of character features and contemporary living. The property is situated within a popular location convenient to both 'The Rye' and town centre amenities. Accommodation comprising to the ground floor, entrance hall with stairs to first floor, living room with log burning stove, a refitted open-plan kitchen/dining room with integrated appliances, utility room and cloakroom. To the first floor, landing, three bedrooms and modern bathroom suite. The property benefits from a gas central heating system and has double glazing throughout. To the outside the rear garden is laid to lawn with block paved patio and pathway that leads to the driveway that is accessed via Clarendon Road.

Price... £450,000

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	B7
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

LOCATION

Situated in a highly regarded residential area within walking distance of the town centre and a short walk to local schools. The town itself offers a wide range of shopping, leisure and recreation facilities as well as the main line railway station delivering access to London Marylebone in under half an hour. The 50-acre Rye Park is within walking distance and access to the M40 motorway is a short drive away at either Junction 4 Handy Cross or Junction 3 Loudwater.



DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road passing over the first roundabout. Take the next left thereafter into Pinions Road and then the third left turning into Cromwell Road where the property can be found at the top of the road on the left-hand side, identified by a Wye Residential for sale board.



ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

MORTGAGE

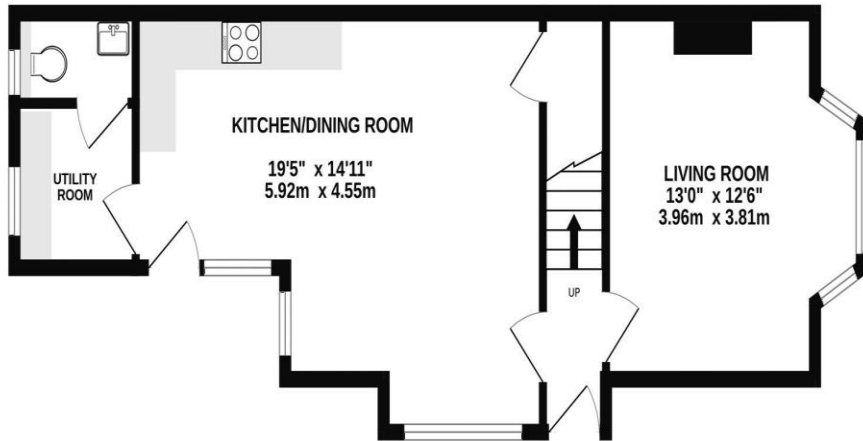
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



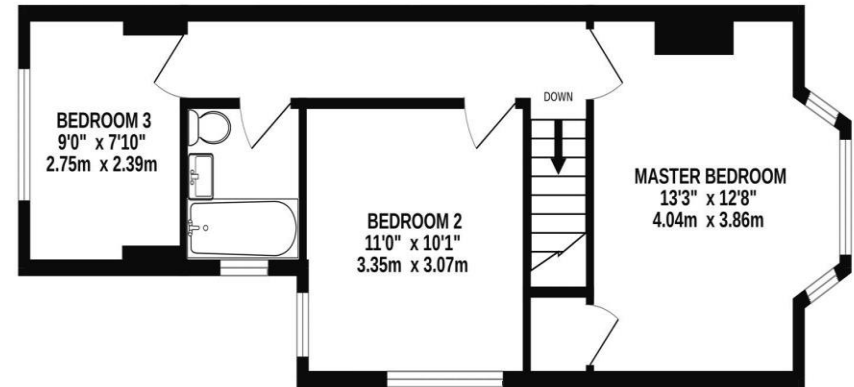
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The **wye** Partnership