



Lowdon Close, High Wycombe, Buckinghamshire, HP11 1DN

A beautiful, extended, detached home with exceptional gardens and double garage in a quiet, tucked away location within striking distance of the town centre.

| Fabulous Detached Home in a Highly Sought After Location | Beautiful, Large, Landscaped Gardens Backing onto Woodland | Reception Hall | Cloakroom | Sitting Room | Dining Room | Study | TV Room/Snug | Fitted Kitchen | Utility Room | Landing | Master Bedroom with En Suite Bathroom | Three Further Bedrooms | Family Bathroom | Gas Central Heating | Double Glazed Windows | Detached Double Width Garage and Large Driveway | Viewing Strongly Recommended

A beautiful, extended, detached home in a quiet, tucked away location within striking distance of the town centre yet having large, mature landscaped gardens backing onto woodland and just a short walk from the Rye Park. This lovely home has been in the same ownership for over 30 years and has been maintained immaculately and is now presented impeccably. There are four reception rooms on the ground floor as well as a fitted kitchen, utility room and downstairs toilet. To the first floor is the master bedroom with en suite bathroom, three further bedrooms and a family bathroom. There is a detached double garage to the side with ample off-street parking and the property offers lots of scope for further extension, subject to planning permission being obtained. A viewing of this stunning home with fabulous gardens is strongly recommended.

Price... £800,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	74	
(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	
<small>WWW.EPC4U.COM</small>		



LOCATION

Situated in a select cul-de-sac in a sought-after location behind 'The Rye' yet just a short walk to Town and Mainline Train Station with regular fast service to London Marylebone and Birmingham. High Wycombe is a bustling market town with its Old Town with local shops and regular markets and the modern Eden Centre with popular fashion outlets, cafes, restaurants, cinema and bowling complex. High Wycombe boasts numerous excellent schools for all ages including The Royal Grammar School and John Hampden for boys and Wycombe High School for girls. The M40 is just a short drive away with access to London and The North.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road passing over the first mini-roundabout and take the next turning on the right into Bassetsbury Lane. Proceed along the road and round the bend to take the next turning on the right into Keep Hill Road. Take the first left into Lime Avenue and first right into Keep Hill Drive. Continue to the top of the road where Lowdon Close can be found, and the property can be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

C

MORTGAGE

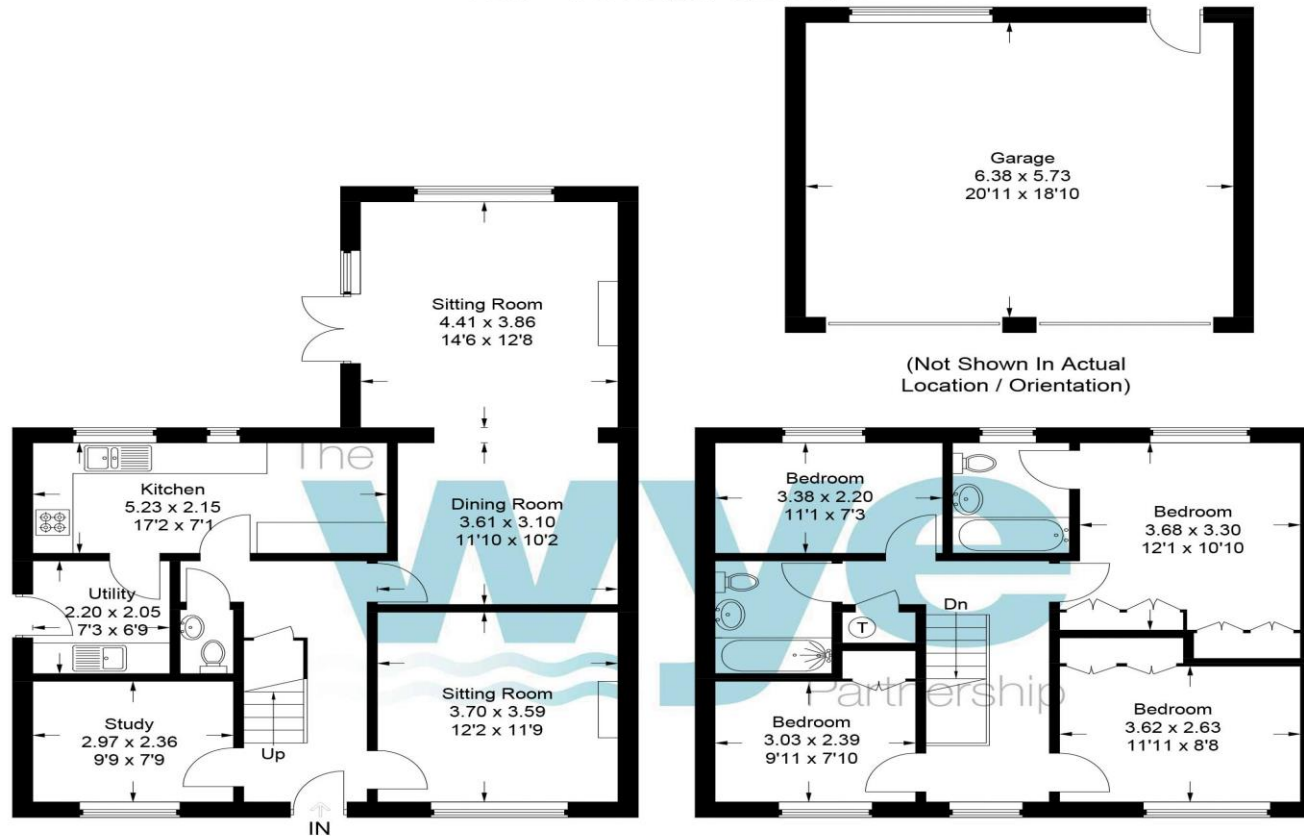
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



Lowdon Close

Approximate Gross Internal Area
Ground Floor = 79.8 sq m / 858 sq ft
First Floor = 61.3 sq m / 660 sq ft
Garage = 37.5 sq m / 404 sq ft
Total = 178.6 sq m / 1,922 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.

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The **wye** Partnership