



Lorraine Close, High Wycombe, Buckinghamshire, HP13 7JY

*A well maintained and improved two-bedroom, two reception room detached bungalow situated in a quiet cul de sac location on the North East side of High Wycombe town centre.*

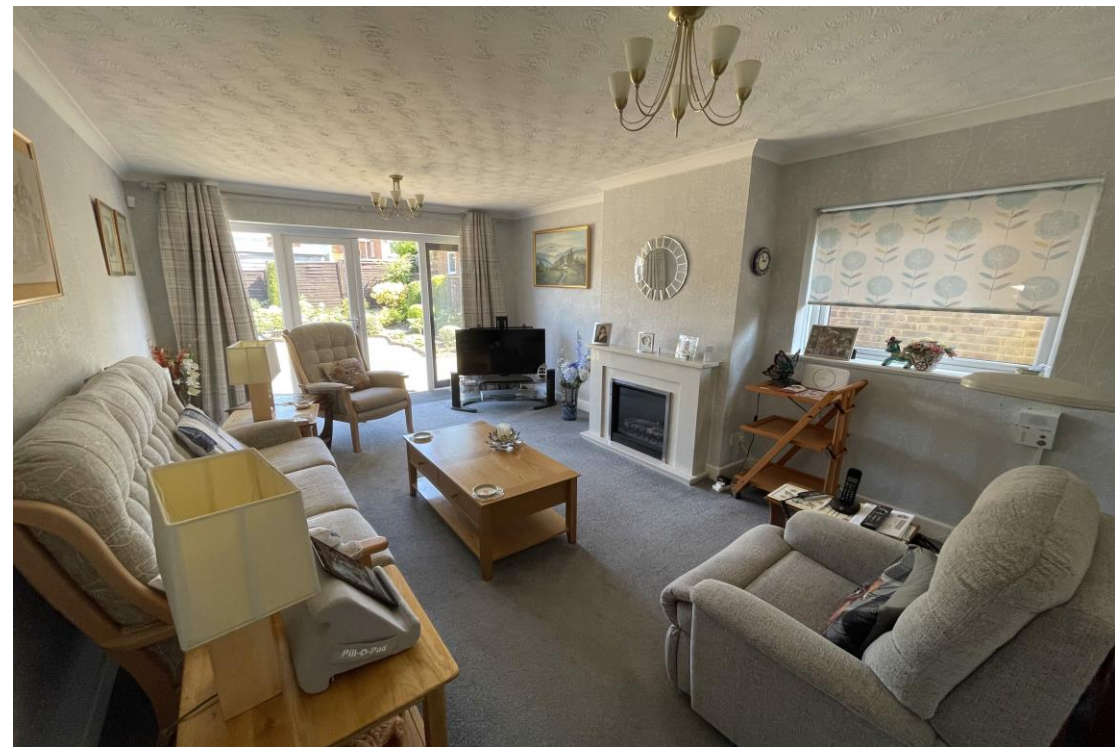
Covered Porch | Generous Entrance Hall | Good Size Lounge/Dining Room | Modern Refitted Kitchen | Two/Three Bedrooms | Modern Refitted Shower Room | Gas Central Heating To Radiators | Double Glazed Windows | Delightful Enclosed Rear Garden | Open Plan Front Garden | Garage | Additional Driveway Parking | Quiet Cul De Sac Location | Close To Totteridge Common | Bus Route In To Town On The Doorstep | Good Order Throughout | Must Be seen Internally |

A well maintained and improved two-bedroom, two reception room detached bungalow situated in a quiet cul de sac location on the North East side of High Wycombe town centre. The property is presented in good order throughout, is heated by gas central heating to radiators, has double glazed windows, a modern refitted kitchen, modern refitted shower room, two/three double bedrooms, and good size lounge/dining room with a lovely outlook over the delightful enclosed rear garden. There is a low maintenance front garden, garage plus additional driveway parking. We recommend early viewing of this rarely available bungalow in a beautiful location close to Totteridge Common.

**Price... £410,000**

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		85
(69-80)		
<b>C</b>		
(55-68)	68	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		



### LOCATION

Situated approximately 1.5 miles north east of the town centre of High Wycombe within walking distance of local schools and shops but in quiet cul de sac location surrounded by similar property types. Regular bus service to town centre very close by which also provides easy access to Mainline railway link to London Marylebone and shopping facilities. The property is just a short walk from Totteridge Common and surrounding countryside that forms Totteridge Common.

### DIRECTIONS

From High Wycombe town centre proceed up Crendon Street and turn right just after the railway station into Totteridge Road. Follow the road through the traffic lights and continue up the hill. At the brow of the hill the road bends round to the left where Lorraine Close can be found on the left-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band E

#### EPC RATING

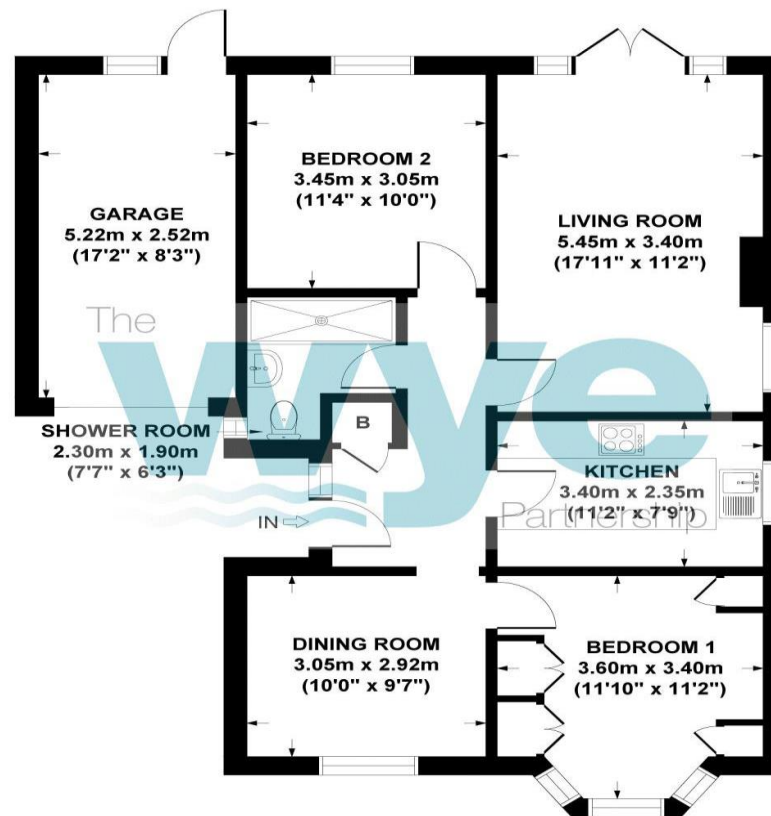
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#### MORTGAGE

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.*





GROSS INTERNAL  
FLOOR AREA 85 SQ M / 919 SQ FT

**LORRAINE CLOSE, HIGH WYCOMBE, HP13 7JY**  
**APPROX. GROSS INTERNAL FLOOR AREA 85 SQ M / 919 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
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The **wye** Partnership