



Coates Lane, High Wycombe, Buckinghamshire, HP13 5DA

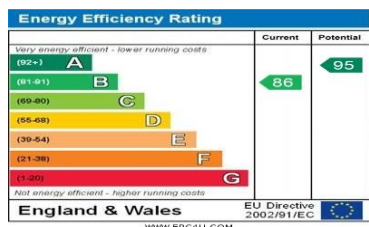
A most impressive Regency style town house boasting spacious and versatile accommodation in a highly desirable location close to Hughenden Park and convenient to town centre amenities and direct line train to London Marylebone in less than 30 minutes.

| Stunning Regency Style Town House | Hallway | Cloakroom | Dining Room | Family Room | Fitted Kitchen | Utility Room | First Floor Landing | Living Room | Master Bedroom With En-Suite Shower Room | Second Floor Landing | Three Further Bedrooms With Further En-Suite Shower Room | Family Bathroom | Gas Central Heating | Double Glazed Windows | Attractive Landscaped Rear Garden | 36' Tandem Garage With Large Roof Void | Opposite Hughenden Park | Must Be Seen |

This beautiful property is situated in a highly desirable location, adjacent to Hughenden Park a designated area of Outstanding Natural Beauty with the historic Hughenden Manor, former home of Benjamin Disraeli. The property was built in 2015 and is presented in show home condition throughout. With accommodation over three floors, to the ground floor, hallway, solid oak parquet flooring, dining room, fitted kitchen with access to utility room and open to family room with double doors to the rear garden. First floor landing, living room, master bedroom with fitted wardrobes and en-suite shower room. Second floor landing, three further bedrooms, second en-suite shower room and family bathroom incorporating quality Porcelanosa tiles and Amtico Spacia flooring. To the outside the rear South West facing garden is fully enclosed with a full width patio that extends to lawn with edged floral borders and gated access at the rear of the mews and the double tandem garage. A convenient visitors car park is situated opposite Park View Crescent.

Price... £675,000

Freehold



LOCATION

The property is situated within walking distance of the town centre & close to a local bus route into High Wycombe with the Eden shopping centre, restaurants, a cinema, the mainline station & the outstanding Swan Theatre. The M40 & M25 are in close proximity for easy access to Heathrow & Gatwick airports.

DIRECTIONS

From High Wycombe town centre proceed on the A4128 Hughenden Road passing over the first mini roundabout and take the next turning left into Coates Lane. At the end of the road turn right, also Coates Lane, proceed for a short distance where Park View Crescent will be found on your left as you approach Hughenden Park on your right.

ADDITIONAL INFORMATION

Service Charge; £117.79 Per half year

COUNCIL TAX

Band F

EPC RATING

B

MORTGAGE

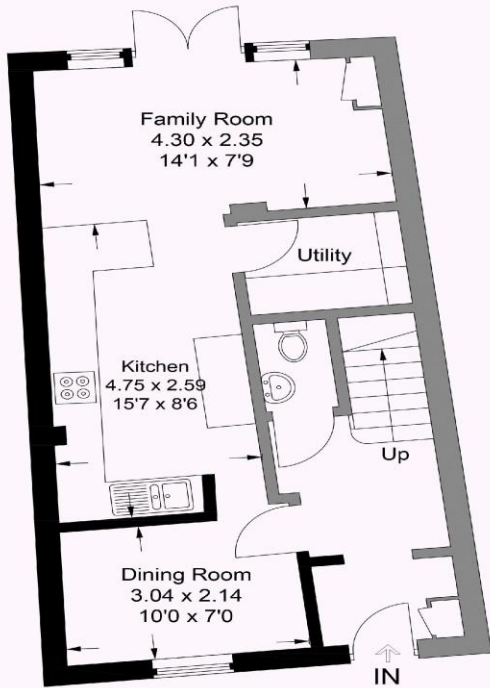
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



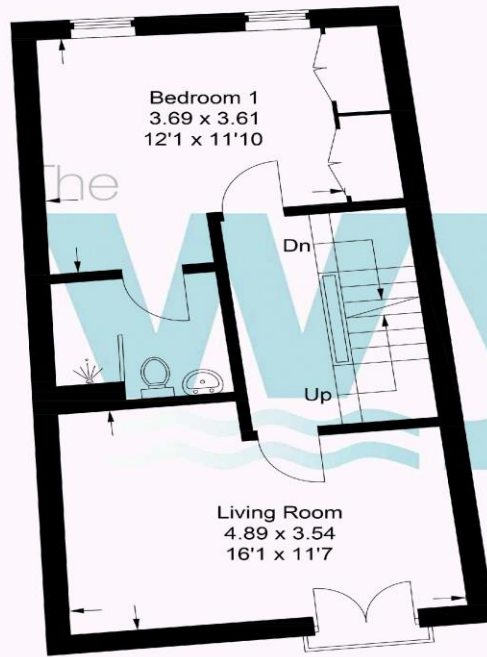
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

14 Park View Crescent

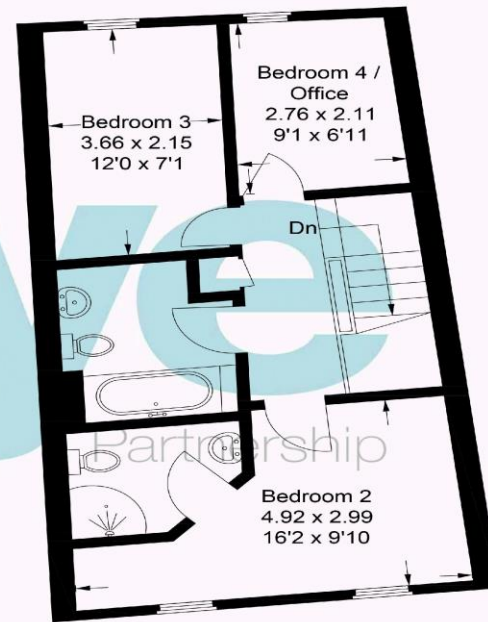
Approximate Gross Internal Area
Ground Floor = 43.1 sq m / 464 sq ft
First Floor = 43.6 sq m / 469 sq ft
Second Floor = 42.2 sq m / 454 sq ft
Garage = 34.2 sq m / 368 sq ft
Total = 163.1 sq m / 1,755 sq ft



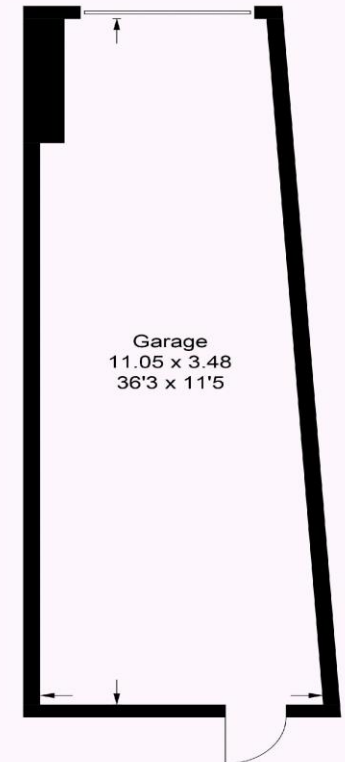
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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.

© CJ Property Marketing Ltd Produced for Wye

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership