



Rupert Avenue, High Wycombe, Buckinghamshire, HP12 3NG

A detached family home in a popular private road location offering scope for updating and improvement.

| Entrance Porch | Entrance Hall | Lounge | Separate Dining Room | Kitchen
 | Three Bedrooms | Bathroom | Gas C/H | Double Glazing | Carport +
 Driveway Parking | Level Gardens | Sought After Private Road | Close To
 Popular Schooling | No Onward chain |

An older style detached family home situated in a sought-after private road location close to local amenities and popular schooling for all ages. The property has level gardens and offers potential for extension subject to the normal planning permissions. With accommodation to the ground floor: entrance porch, entrance hall, living room with tiled fireplace, separate dining room with double doors to garden, kitchen with door to carport. To the first-floor landing, three first floor bedrooms with built in wardrobes to the master bedroom, bathroom and separate W.C. The property has double glazing and gas central heated radiators. To the outside the gardens are level and predominately laid to lawn, with a driveway to the front and a carport to the side.

Price... £525,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



LOCATION

Located to the South West of High Wycombe Town Centre, ideally situated for local amenities including the Handy Cross Hub, Cinema Complex and Major Supermarkets. High Wycombe Town Centre is just a short drive away with it's Mainline Train Station, with regular fast service to London Marylebone, Bus Station and Eden Shopping complex. The Beautiful Booker Common is within a short distance as is Junction 4, M40 is providing access to London, Oxford and Birmingham. The charming Town of Marlow is also just a short drive with its range of high street shops, restaurants, bars and River Thames.

DIRECTIONS

From the multi roundabout system in High Wycombe, ascend Marlow Hill, pass through the first set of traffic lights and at the next lights, filter right then left onto Marlow Road. On reaching the roundabout turn right into Desborough Avenue and then take the first left into Rupert Avenue. Continue along the road and as the road bends round to the right the property can be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

E

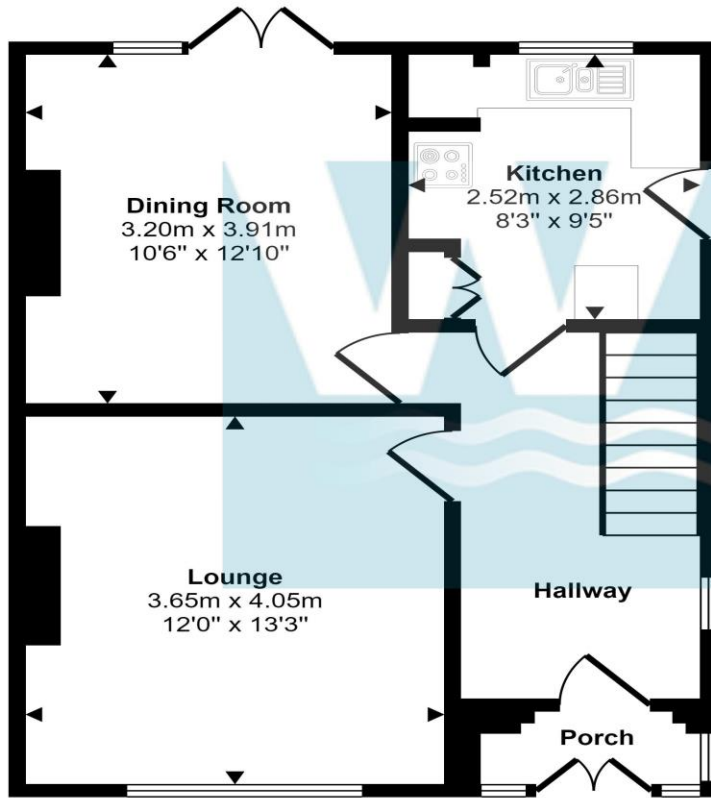
MORTGAGE

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

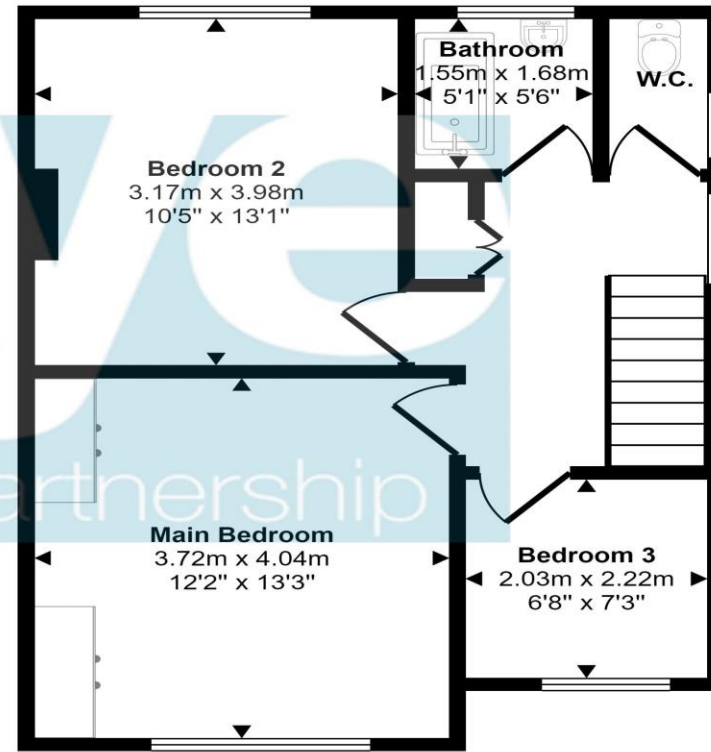
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
94 sq m / 1010 sq ft



Ground Floor
Approx 48 sq m / 512 sq ft



First Floor
Approx 46 sq m / 498 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership