

Walkham Close, Loudwater, High Wycombe, Buckinghamshire, HP13 7BW

We are pleased to offer for sale this three-bedroom centre terrace property, greatly improved by the present owners and situated in the sought-after residential area on the East side of High Wycombe

Covered Porch | Entrance Hall | Modern Fitted Kitchen | Good Size Lounge/Dining Room | First Floor Landing | Three Bedrooms | Family Bathroom | Attractive Enclosed Rear Garden | Well Presented Throughout | Double Glazed Windows | Garage In Block | Popular East Side Cul De Sac Location | Close To Junction 4 Of M40 | Early Viewing Advised |

We are pleased to offer for sale this three-bedroom centre terrace property, greatly improved by the present owners and situated in the sought-after residential area on the East side of High Wycombe. The property is well presented with a good size lounge/dining room, fitted kitchen and refitted bathroom, sealed unit double glazed windows, large loft area which is part boarded with a fitted loft ladder. There is an attractive and enclosed rear garden and garage. We would recommend early viewing as properties in this particular residential cul de sac location rarely remain available for a great length of time.

Price... £369,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



LOCATION

Situated two and a half miles to the east of High Wycombe town centre, the property is conveniently situated for junction 3 of the M40 motorway and is easily accessible to local supermarkets and a variety of DIY stores and wycombe Retail Park. The town centre offers a wide range of shopping and leisure facilities including a mainline rail link with London. The property is also within easy reach of recreational facilities and highly regarded local schooling.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two mini-roundabouts and through three sets of traffic lights. At the fourth set turn left into Hammersley Lane and proceed under the bridge and take the first right into Robinson Road. Follow the road along and turn right into Meavy Close and at the bottom turn right into Walkham Close.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

E

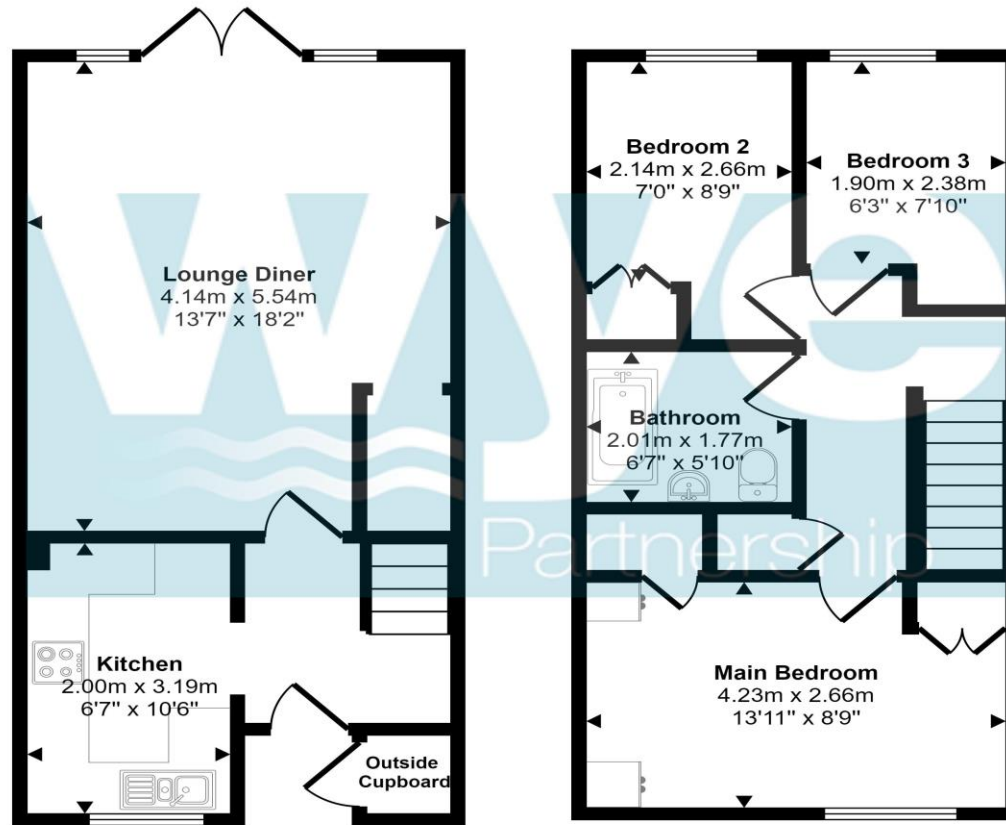
MORTGAGE

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
73 sq m / 781 sq ft



Ground Floor
Approx 35 sq m / 381 sq ft

First Floor
Approx 37 sq m / 399 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