



California Way, High Wycombe, Buckinghamshire, HP11 1AQ

*A spacious and versatile semi detached, three storey family home in sought after location.*

| Modern, Spacious And Versatile Three Storey Semi Detached Home | Popular Pine Trees Development, Daws Hill Lane | Small Drive Of Just 6 Homes | Reception Hall | Cloakroom | Fitted Kitchen/Dining Room | Study/Reception Room | First Floor Landing | Lounge/ Bedroom | Master Bedroom With En Suite Shower Room | Family Bathroom | Second Floor Landing | Two Further Bedrooms | Shower Room | Gas Central Heating | Double Glazed Windows | Enclosed Walled Gardens | Driveway Parking To The Side | Viewing Recommended |

Situated on the fringe of the Pine Trees Development in a small drive of just 6 homes, a spacious and versatile semi detached three storey property, built in 2016 to a high specification and now offered for sale in excellent order throughout. The versatility of the accommodation allows for three bedrooms and two reception rooms, or, as an alternative, four bedrooms and one reception room with a large, fitted kitchen/dining room, ground floor cloakroom/wc, first floor en suite shower room to master bedroom, family bathroom and second floor shower room. Outside there are good sized walled gardens to the side and rear with driveway parking to the side of the property. Within easy reach of highly regarded junior, secondary and grammar schools, close proximity to M40 motorway access and a short distance to the town centre and station. Viewing is strongly recommended.

**Price... £550,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		94
B	(81-91)	84	
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc-uk.com			



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## LOCATION

Situated on the south eastern side of High Wycombe, approximately 1.5 miles from the town centre, on a modern development with local facilities providing for day to day needs with larger supermarkets close by. The town centre offers an array of leisure facilities, bars and restaurants as well as the Eden Shopping Centre. The town has a mainline railway station with direct routes to London and to the North and the property is also situated conveniently for both junctions 3 and 4 of the M40 motorway.



## DIRECTIONS

From the multi roundabout system in High Wycombe, ascend Marlow Hill turning left, just before the traffic lights, into Daws Hill Lane. Proceed along Daws Hill Lane and on reaching the roundabout, take the third exit (continuing on Daws Hill Lane rather than turning into the Pine Trees Development) and then take the first turning left and left again into California Way. The property is the last property on the right.



## ADDITIONAL INFORMATION

Estate Charge; £292.20 Per annum

## COUNCIL TAX

Band D

## EPC RATING

B

## MORTGAGE

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

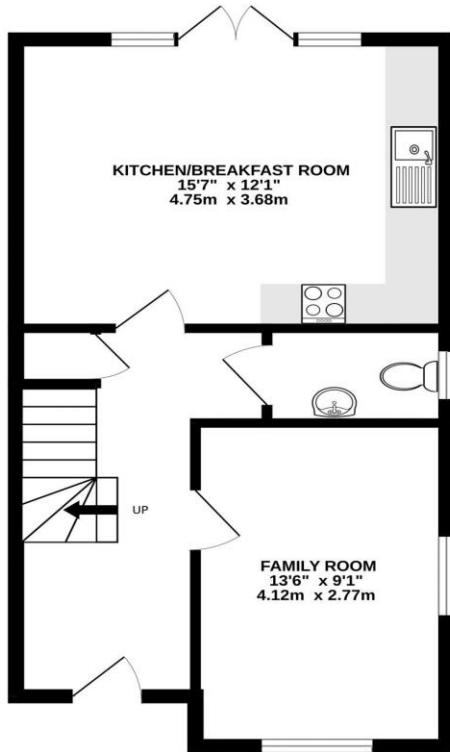


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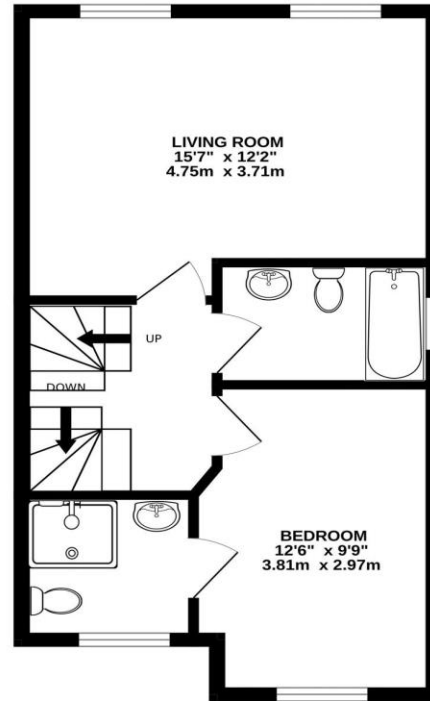
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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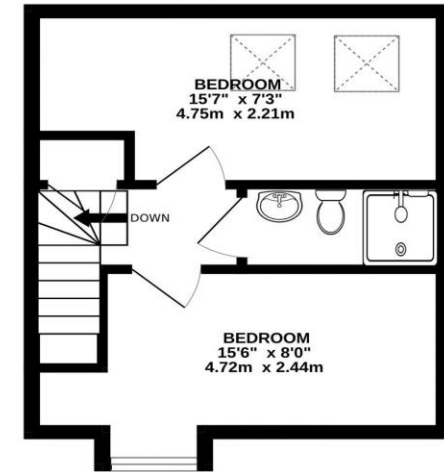
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The **wye** Partnership