



London Road, High Wycombe, Buckinghamshire, HP11 1EL

An extended Victorian built cottage with a good size rear garden and ample parking convenient to amenities and transport links.

| Victorian End Of Terrace Cottage | Living Room And Separate Dining Room With Fireplaces | 16' Kitchen | Garden Room | Rear Lobby | Two First Floor Bedrooms | Shower Room | Landing With Stairs To Second Floor And Further Double Bedroom | Gas Heating To Radiators | Double Glazing | Good Size Rear Garden | Off Road Parking For Several Vehicles | Vendor Has Found |

An extended turn of the century, end of terrace cottage, situated within easy reach of amenities and Wycombe Retail Park. With accommodation to the ground floor comprising of two separate reception rooms with fireplaces, a 16' kitchen and garden room giving access to the rear garden. To the first floor; two bedrooms, shower room and stairs rising to second floor loft bedroom. To the outside there is a driveway at the front that provides ample off-road parking with a large mature rear garden with patio that extends to lawn.

Price... £325,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		85
B		
(69-80)		
C		
(55-68)	57	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Located 1.3 miles East of High Wycombe centre, which provides extensive amenities including 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. Fast London trains are also available at Beaconsfield, less than 5 miles away. Two large parks are close by at Kingsmead and the Rye which are both within easy walking distance. Frequent Heathrow buses operate along the London Road and the M40 is within 5 minute's drive. Local amenities include High Wycombe retail park which is also within walking distance.

DIRECTIONS

From the town centre head east on the A40 London Road and after passing over the second mini roundabout the property will be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

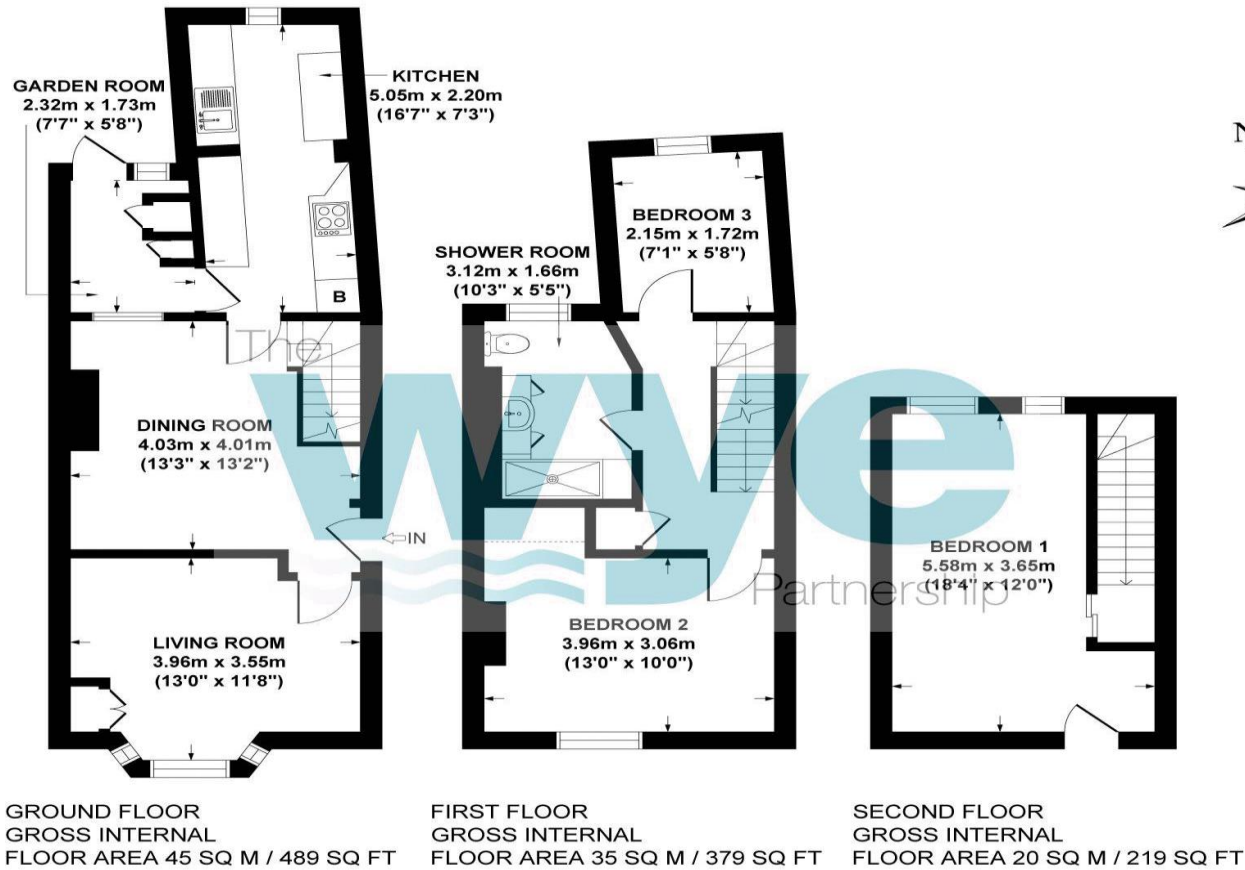
D

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.



LONDON ROAD, HIGH WYCOMBE, HP11 1EL
APPROX. GROSS INTERNAL FLOOR AREA 100 SQ M / 1087 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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

The **wye** Partnership