

Guinions Road, High Wycombe, Buckinghamshire, HP13 7NU

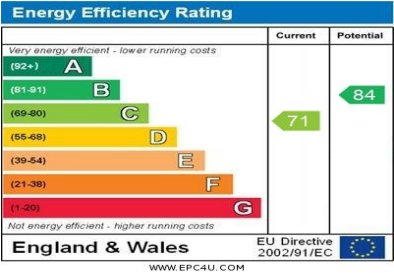
An extended semi-detached house offering well-presented accommodation with a good size rear garden, situated within easy reach of local and town centre amenities.

| Extended Semi-Detached Home | Entrance hall | Living Room | Study Area | Dining Room | Kitchen | Rear Lobby | First Floor Landing | Three Bedrooms | Bathroom | Gas C/H | Double Glazing | Driveway Parking | Good Size Gardens | Short Distance Of Amenities And Transport Links |

An extended bay fronted semi-detached house situated on the popular East Side of High Wycombe within easy reach of local and town centre amenities. The property has been carefully improved by current owners with accommodation comprising; Entrance hall, cloakroom, living room with bay to the front and open to the study area and dining room. The kitchen is modern and of good size and a rear lobby gives access to the rear garden. To the first floor, landing, three bedrooms and white bathroom suite. The property is heated via gas central heating to radiators and has sealed unit double glazed windows. To the outside at the front there is off road driveway parking and a good size rear garden extending to lawn that contains a home office/workshop.

Price... £450,000

Freehold



LOCATION

Situated approximately 1.4 miles to the East of High Wycombe town centre a few minutes' walk of the A40 London Road is a few minutes' walk. Buses pass close by that operate to town centre. Shops and schools are a few minutes' walk and the 50-acre Rye Park with open air swimming pool and Gym is also easily reached on foot. The train station has 30-minute London Marylebone trains as well as direct links to Oxford and London is about a mile away. Junctions 3 and 4 of the M40 are 5-10 minutes' drive.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and at the second roundabout turn second left into Hatters Lane. Then take the first right into Guinions Road and the property can be found on the left-hand side, identified by a Wye Residential for sale board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

MORTGAGE

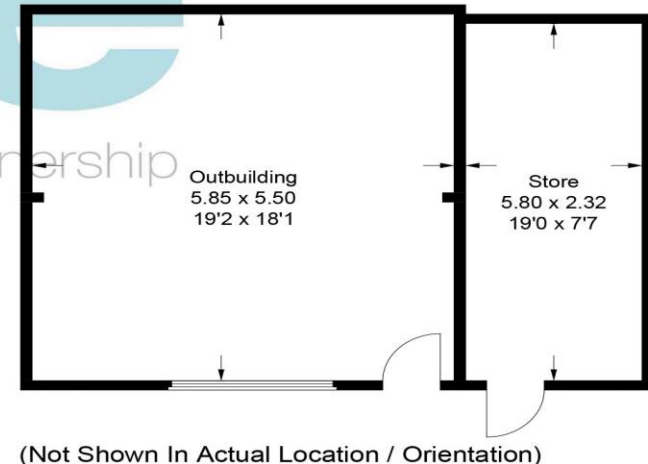
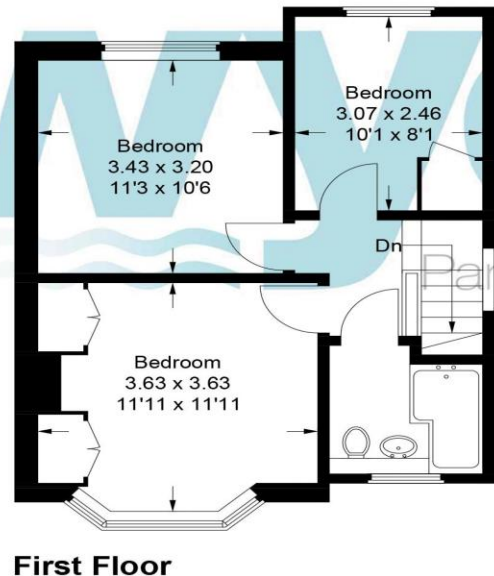
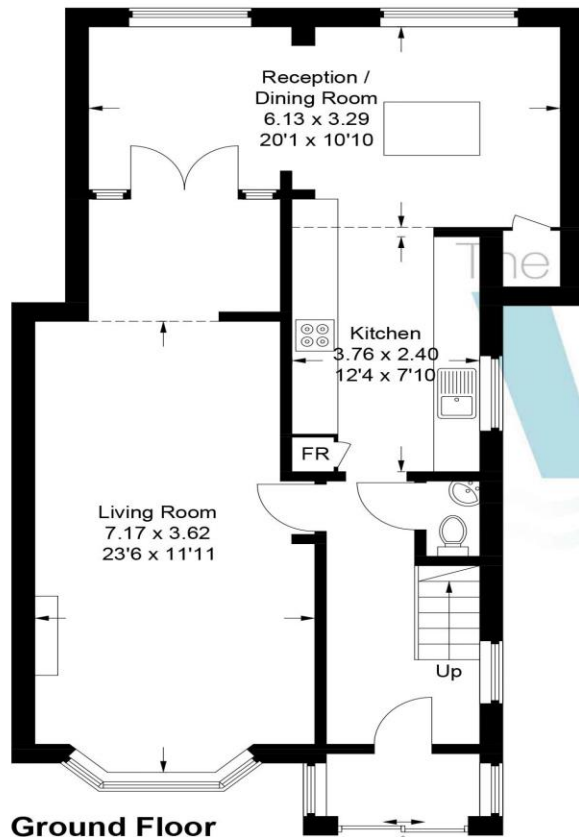
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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.

75 Guinions Road

Approximate Gross Internal Area
 Ground Floor = 70.9 sq m / 763 sq ft
 First Floor = 41.4 sq m / 446 sq ft
 Outbuilding = 46.1 sq m / 496 sq ft
 Total = 158.4 sq m / 1,705 sq ft



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