



Marlow Road, High Wycombe, Buckinghamshire, HP11 1TH

A well-presented and extended end terrace property in popular location.

| Staggered End Terrace Property | Popular & Convenient Location | Entrance Hall | Extended Lounge/Dining Room | Study | Fitted Kitchen | Landing with Feature Window | Two Good Size Bedrooms | Bathroom | Gas Central Heating | Double Glazed Windows | Enclosed Private Garden | Garage in Block at Rear | Viewing Recommended |

Situated in a popular and convenient location on the south side of the town, we are delighted to offer this well-presented, staggered end of terrace property, which has been extended on the ground floor to provide larger living accommodation in the way of a slightly larger lounge/dining room and a small study. In addition, there is a fitted kitchen. There are two bedrooms and a bathroom on the first floor and the property has an enclosed private garden and a garage in a block to the rear. Viewing is strongly recommended.

Price... £355,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

The property is conveniently situated for the M40 motorway and is within easy reach of large supermarkets, cinema, retail outlets such as John Lewis and Next and the leisure centre at Handy Cross. There are local schools close by and regular public transport into the town is available within a short walk. The town centre is just over 1 mile away and has a wider selection of shopping facilities as well as a mainline railway station with trains into London and the North.



DIRECTIONS

From High Wycombe town centre ascend the A404 Marlow Hill and continue through the traffic lights to the main roundabout. Take the fifth exit into John Hall Way and then take the first right into Lansdowne Way. Take the first right thereafter into Gillfield Close and bear to the right and continue to the very end of Gillfield Close where the property can be found on the left-hand side of the walkway.



ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

MORTGAGE

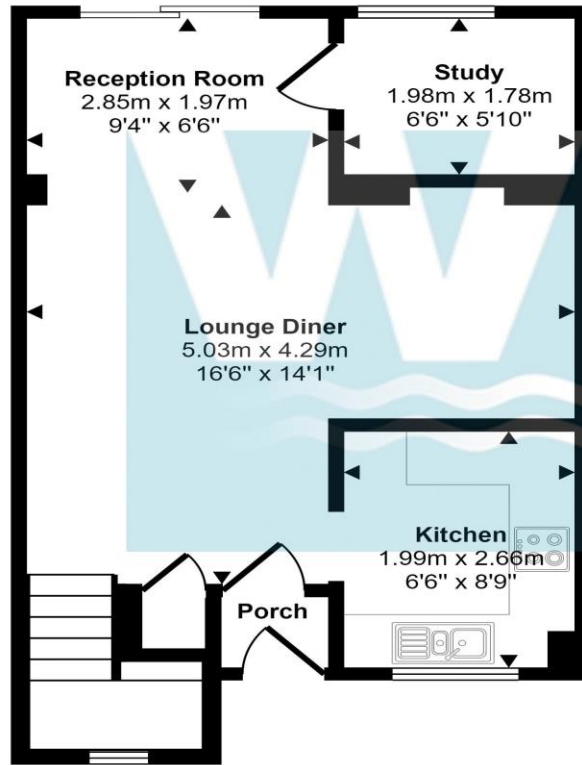
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



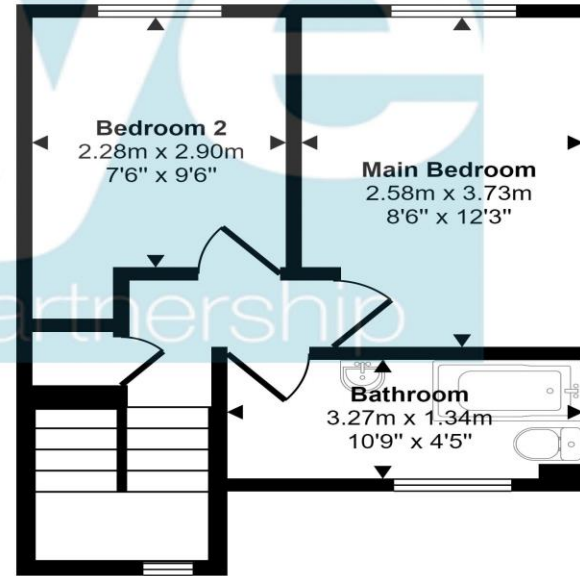
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
66 sq m / 710 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft



First Floor
Approx 28 sq m / 301 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.

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The **wye** Partnership