



Fernie Fields, High Wycombe, Buckinghamshire, HP12 4SN

An excellent opportunity to acquire a detached bungalow with lots of potential that is situated in a popular location.

| Detached Bungalow Offering Much Potential | Entrance Hall | Living Room | Dining Area | Kitchen/Breakfast Room | Two Bedrooms | Shower Room | Gas Heating To Radiators | Double Glazing | Off Road Parking | Gardens With Large Timber Built Workshop | No Onward Chain |

A detached bungalow with level gardens, situated within a popular location convenient to local amenities. Offering scope for updating and further extension subject to the normal planning permissions. Accommodation comprising; entrance hall, living room, dining room with patio doors to the garden, kitchen/breakfast room with door to the garden, two bedrooms with fitted wardrobes to the master bedroom and shower room. The property is heated via gas heating to radiators and is double glazed. To the outside a driveway at the front provides off road parking with gated side access to the rear garden that enjoys a high degree of privacy which is laid to lawn and has a large timber-built workshop.

Price... £425,000

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Situated just over two and a half miles from High Wycombe town centre and providing excellent access to the motorway network yet enjoying woodland and parkland close by. Within walking distance is the Squirrel Pub, as are local shops which provide for day-to-day needs with larger retail outlets and supermarkets also close by.

DIRECTIONS

From the multi-roundabout system in High Wycombe ascend Marlow Hill and upon reaching the brow of the hill bear right at the traffic lights then left into Marlow Road. Once in Marlow Road proceed over the first mini-roundabout and turn right at the second into Cressex Road and continue to the roundabout and turn right into New Road. Once in New Road take the second turning left into Ferniefields where the property can be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

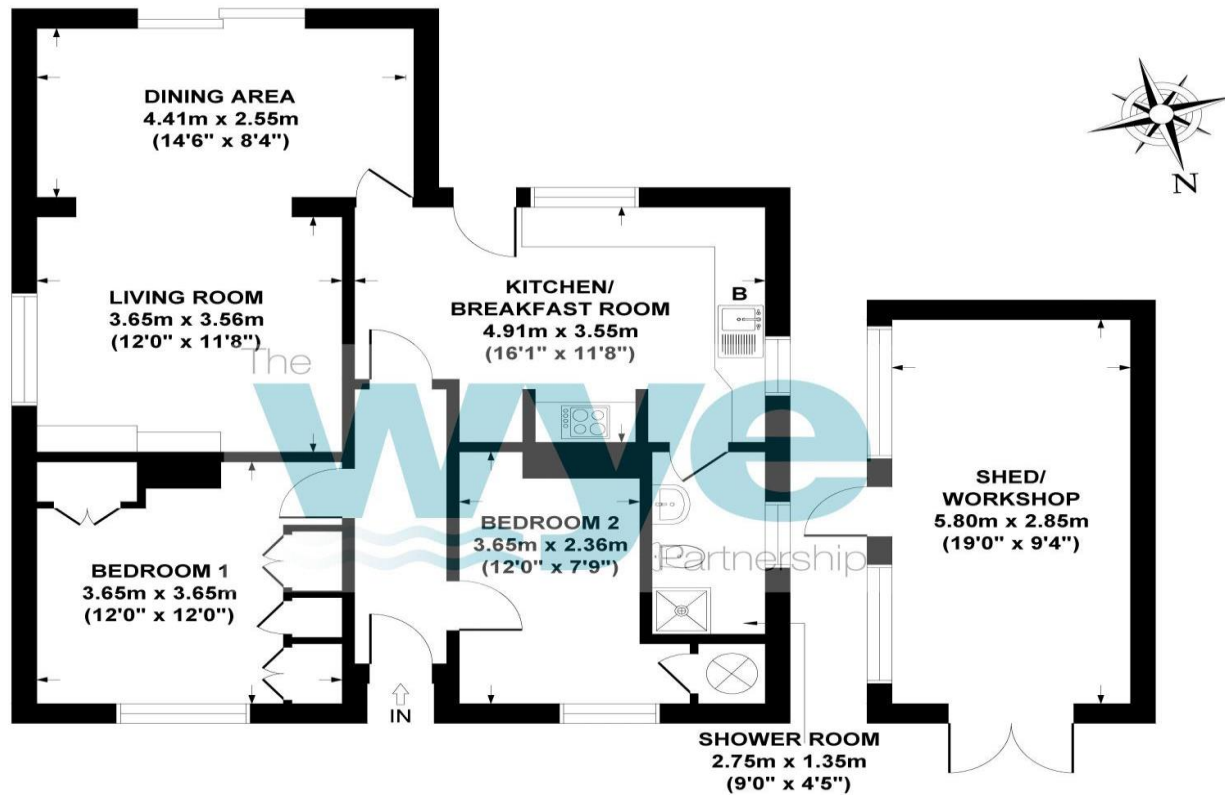
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MORTGAGE

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.





GROSS INTERNAL
FLOOR AREA 77 SQ M / 825 SQ FT

OUTBUILDING
GROSS INTERNAL
FLOOR AREA 17 SQ M / 178 SQ FT

FERNIEFIELDS, HIGH WYCOMBE, HP12 4SP
APPROX. GROSS INTERNAL FLOOR AREA 94 SQ M / 1003 SQ FT
(INCLUDING OUTBUILDING)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership