



Hepplewhite Close, High Wycombe, Buckinghamshire, HP13 6BZ

A very well presented and improved three/four bedroom semi detached house located in a quiet cul de sac location to the North East side of High Wycombe town centre.

Covered Porch | Entrance Hall | Ground Floor Cloakroom | Large Lounge/Dining Room | Modern Fitted Kitchen | Playroom/Bedroom Four | First Floor Landing | Three Good Size Bedrooms | Modern Fitted Bathroom | Far Reaching Views To The Front | Gas Central Heating To Radiators | Double Glazed Windows | Recently Installed Gas Boiler | Good Order Throughout | Recently Redone Driveway | Good Size Rear Garden | Popular Cul De Sac Location | Close To Town Centre And Railway Station | Far Reaching Views To Front Aspect | Must be Seen Internally |

A very well presented and improved three/four bedroom semi detached house located in a quiet cul de sac location to the North East side of High Wycombe town centre. Heated by gas central heating via a recently installed gas boiler and with double glazed windows the property is in excellent decorative order throughout and has well-proportioned flexible accommodation ideal for the growing family. The good-size rear garden is enclosed with separate patio and grass areas, and a recently block paved driveway providing driveway parking. Situated a short distance from the town centre and railway station as well as open woodland walks the property would make an ideal family home. Early viewing advised. We hold keys.

Price... £449,950

Freehold

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 71 | 84 |
| England & Wales | EU Directive 2002/91/EC | |
| www.epc4u.com | | |



LOCATION

The property is situated in a popular residential location less than 1 mile from the town centre and railway station. There are convenience stores close by for most day to day needs and the Royal Grammar School for boys is within easy reach. The town itself offers a wide range of shopping facilities as well as entertainment and hospitality venues and there are excellent transport links including a mainline station to London & Birmingham.



DIRECTIONS

From our office in Crendon Street ascend the hill and continue onto Amersham Road, continue through the traffic lights at the Royal Grammar School and at the next set of traffic lights turn right into Arnison Avenue. Take the fourth turning on the right into Mayhew Crescent and then first left into Hepplewhite Close where the property can be found on the right-hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

MORTGAGE

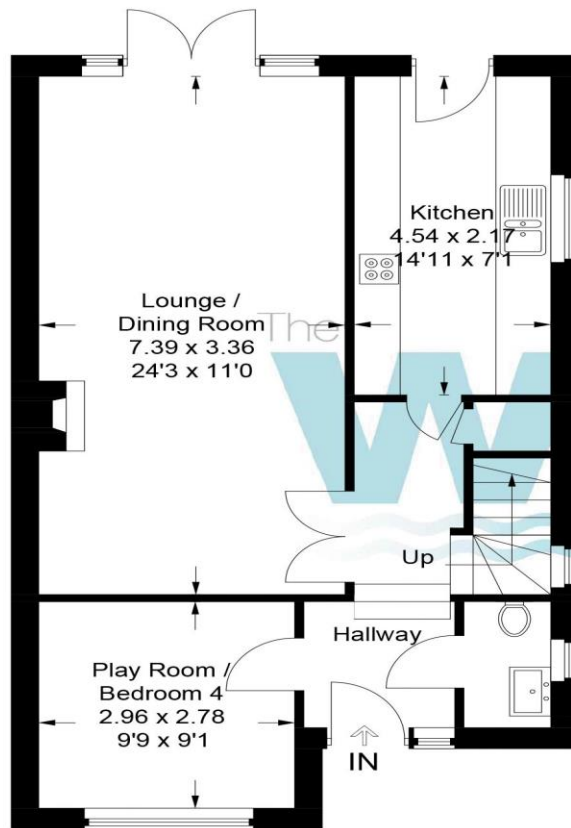
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



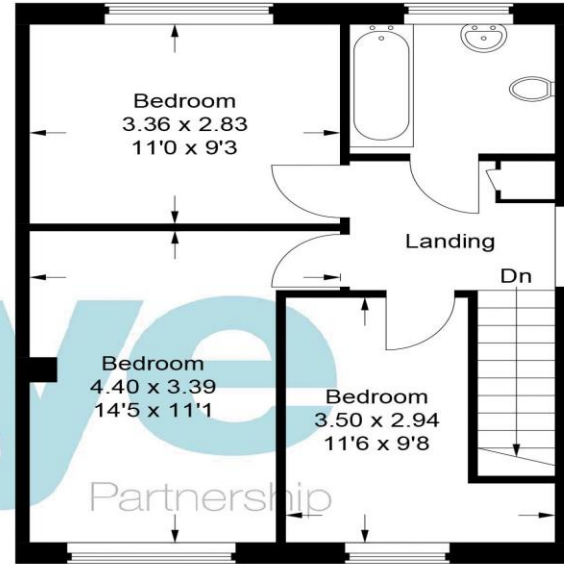
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

2 Hepplewhite Close

Approximate Gross Internal Area
Ground Floor = 55.8 sq m / 601 sq ft
First Floor = 42.5 sq m / 457 sq ft
Total = 98.3 sq m / 1,058 sq ft



Ground Floor



First Floor

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.

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The **wye** Partnership