



Coates Lane, High Wycombe, Buckinghamshire, HP13 5DA

Available with no onward chain a spacious Regency style home situated a stones throw away from Hughenden Park yet within level walking distance of town centre amenities.

| Attractive Regency Style Town House | Hallway | Cloakroom | Dining Room | Fitted Kitchen | Utility Room | First Floor Landing | Living Room | Master Bedroom With En-Suite Shower Room And Fitted Wardrobes | Second Floor Landing | Three Further Bedrooms With Further En-Suite Shower Room | Family Bathroom | Gas Central Heating | Double Glazed Windows | Rear Garden | 36' Tandem Garage With Large Roof Void | Opposite Hughenden Park | No Onward Chain |

An imposing Regency style home that offers accommodation over three floors. To the ground floor; hallway, dining room, fitted kitchen with access to utility room and open to family room with double doors to the rear garden. First floor landing, living room, master bedroom with fitted wardrobes and en-suite shower room. Second floor landing, three further bedrooms, second en-suite shower room and family bathroom. To the outside the rear garden is fully enclosed and designed for low maintenance with a large patio that extends to timber decking with raised flower beds. There is gated access at the rear of the mews and a double tandem garage. A convenient visitors car park is situated opposite Park View Crescent.

Price... £625,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	86	
(69-80)	C		
(55-68)	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

The property is situated within walking distance of the town centre & close to a local bus route into High Wycombe with the Eden shopping centre, restaurants, a cinema, the mainline station & the outstanding Swan Theatre. Situated adjacent to Hughenden Park, a designated area of Outstanding Natural Beauty with the historic Hughenden Manor, former home of Benjamin Disraeli. The M40 & M25 are in close proximity for easy access to Heathrow & Gatwick airports.



DIRECTIONS

From High Wycombe town centre proceed on the A4128 Hughenden Road passing over the first mini roundabout and take the next turning left into Coates Lane. At the end of the road turn right, also Coates Lane, proceed for a short distance where Park View Crescent will be found on your left as you approach Hughenden Park on your right.



ADDITIONAL INFORMATION

We are advised that there is an Estate Charge of £235.58 Per annum.

COUNCIL TAX

Band F

EPC RATING

B

MORTGAGE

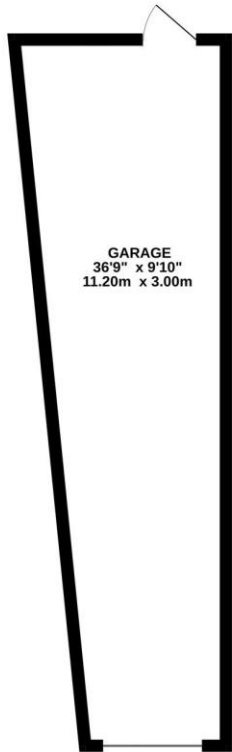
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



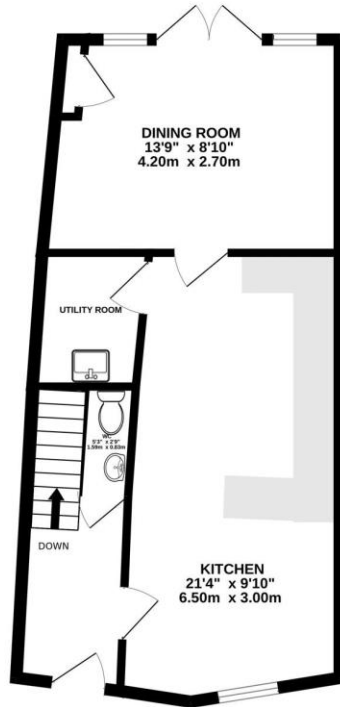
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



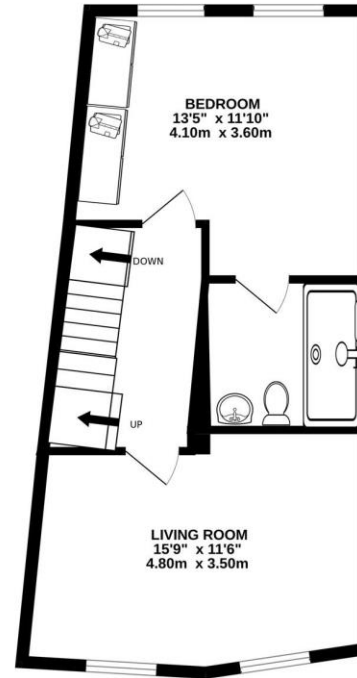
GARAGE
278 sq.ft. (25.8 sq.m.) approx.



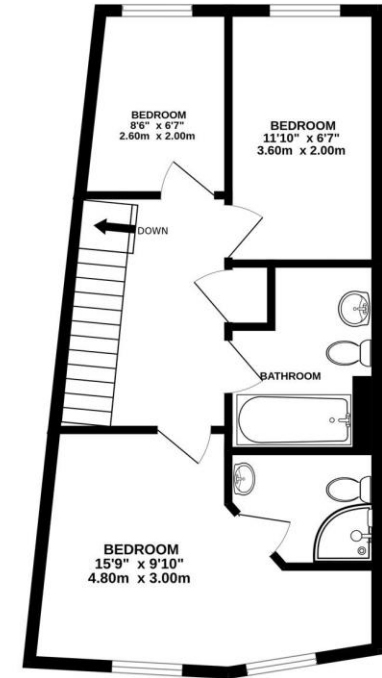
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 1692sq.ft. (157.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership