



Keep Hill Drive, High Wycombe, Buckinghamshire, HP11 1DU

*A beautifully presented semi-detached house in a sought-after private road location with large gardens that back onto woodland.*

| Attractive Semi-Detached House In Private Road Location | Overhung Porch | Entrance Hall | Living Room | Open Plan Kitchen/ Dining Room | Utility Room | Landing | Three Bedrooms | Refitted Bathroom | Double Glazing | Gas Central Heating | Carport + Driveway Parking | Good Size Rear Garden | Easy Reach Of Town Centre Amenities And Train Station |

An attractive bay fronted semi-detached house which has been subject to considerable improvement by the current owners and offered for sale in excellent decorative order throughout. Situated within a highly desirable private road location a stones throw of 'The Rye' park, within easy reach of town centre amenities and train station. Accommodation comprising; entrance hall, living room with fireplace, stunning open plan kitchen/dining room with double doors to rear garden, wood burner, door to utility room with door to side. To the first-floor landing there are three bedrooms and a refitted family bathroom with separate shower. To the outside, a driveway at the front provides off-road parking and a carport with a pitched tiled roof giving access to a large mature rear garden with a patio that extends to lawn and backs onto woodland.

**Price... £550,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		78
D (55-68)	56	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



## LOCATION

Private 'Leafy' Road location behind 'The Rye Park' yet just a short walk to town and mainline train station with regular fast service to London Marylebone and Birmingham. High Wycombe is a bustling market town with it's Old Town with local shops and regular markets and the modern Eden Centre with popular fashion outlets, cafes, restaurants, cinema and bowling complex. High Wycombe boasts numerous excellent schools for all ages including The Royal Grammar School and John Hampden for boys and Wycombe High School for girls. The M40 is just a short drive away with access to London and The North.

## DIRECTIONS

From High Wycombe town centre proceed along the A40 London Road, pass straight over the first mini roundabout and take the first turning on the right into Bassetsbury Lane. As the roads bends to the left turn right at the crossroads into Keep Hill Road and then first left into Lime Avenue. Take the first turning right into Keep Hill Drive where the property can be found on the right-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

D

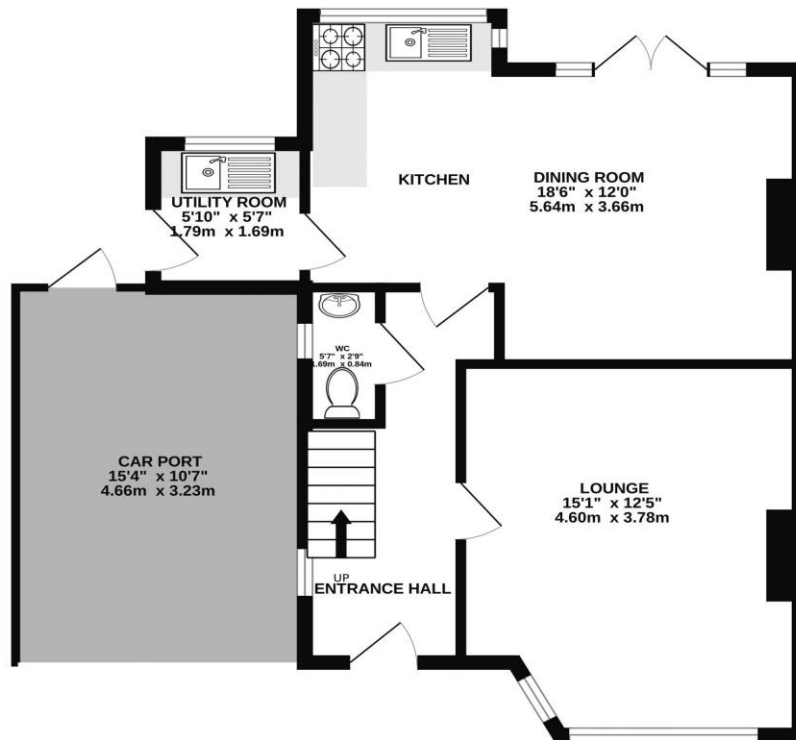
### MORTGAGE

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

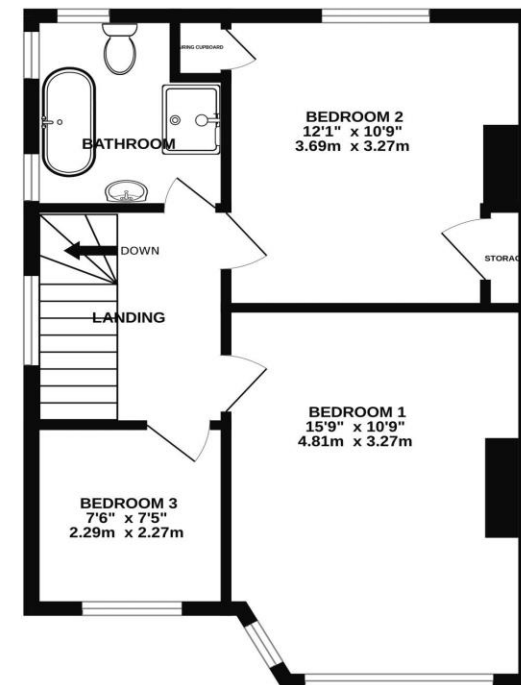
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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The **wye** Partnership