

Beech Road, High Wycombe, Buckinghamshire, HP11 1RY

*A beautifully presented Victorian semi-detached character cottage close to local amenities and parkland.*

| Attractive Victorian Built Semi-Detached | Lounge | Separate Dining Room | Kitchen | Bathroom | Separate W.C. | Three Bedrooms | Gas C/H | Double Glazing | Gardens With Garden Office |

A delightful semi-detached Victorian cottage that offers an abundance of charm and character. The property is situated in a quiet location on the popular east side of the town. With accommodation to the ground floor; two separate reception rooms with brick built fireplaces, refitted kitchen and modern bathroom suite, separate W.C and three first floor bedrooms. To the outside a small picket fence gives enclosure to the frontage with block pavia providing access to a pleasant rear garden with a decked terrace extending to lawn and a timber-built office/garden room.



**Price... £400,000**

*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	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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## LOCATION

Just over one and a half miles East of High Wycombe centre in a popular road close to the large Kingsmead Park with sports facilities and a few minutes' walk from High Wycombe Retail Park. Many walks are close to hand with a ford found at the end of the road. Surrounding countryside and woodland being close by. The A40 London Road is also close by which operates frequent Heathrow buses along with buses to the town from where there are 25-minute London Marylebone trains and comprehensive shopping and leisure facilities. Junction 3 of the M40 is a 5-minute drive.

## DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two roundabouts and then pass through the first two sets of traffic lights at Wycombe retail park and at the third set, turn right into Abbey Barn Road. Take the first turning left and then second right into Beech Road. The property will be found a short way along on the left-hand side.

## ADDITIONAL INFORMATION

### EPC RATING

D

### COUNCIL TAX

Band C

### MORTGAGE

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

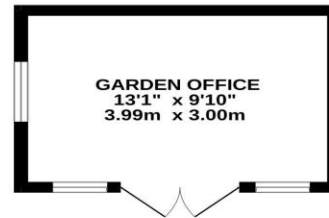
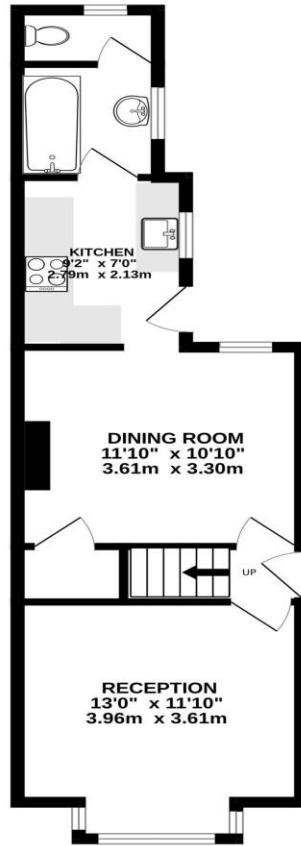
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

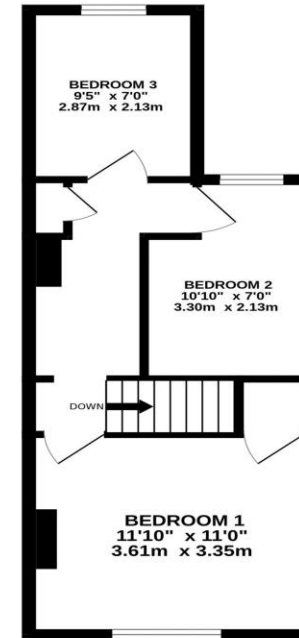
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 944sq.ft. (87.7 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