

65 Stratford Drive, High Wycombe, Buckinghamshire, HP10 0QQ - Offers in Excess of £450,000

Extended End of Terrace Family Home in Sought After Location Near St Paul's C of E School.

| Extended End of Terrace Family Home | Walking Distance of St Paul's C of E School | Reception Hall | Lounge | Dining Room | Family Room | Fitted Kitchen | Landing | Three Bedrooms | Re-Fitted Bathroom | Gas Central Heating | Double Glazed Windows | Enclosed Well Tended Gardens | Off Street Parking to Front and Garage at the Rear | Scope for Further Extension (STPP) | Viewing Recommended |

Situated within walking distance of the highly regarded St Paul's Church of England Combined School, a very well presented three-bedroom end of terrace home which has been extended on the ground floor to provide additional living space and the property does lend itself to the potential of further extension subject to planning permission being granted. There are currently three reception rooms and a fitted kitchen on the ground floor and there are three bedrooms and a refitted bathroom on the first floor. Gardens are well kept, there is off street parking to the front and a garage at the rear. Viewing is recommended.

Price... Offers in Excess of £450,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



LOCATION

The property is situated close to the heart of Wooburn Green Village which has several thriving shops, pubs, restaurants and excellent schools. The property is under two miles from Bourne End Station which links, via Maidenhead, to London Paddington. The M40 is accessible from Beaconsfield, Loudwater and High Wycombe. The area boasts acres of countryside and the River Thames runs close by at Bourne End.



DIRECTIONS

From High Wycombe, proceed east on the A40 London Road continuing for approximately 4 miles to Holtspur. Ascend the hill to Holtspur and on reaching the roundabout, turn right on to Wooburn Green Lane. Descend the hill and continue along the green at the bottom and on reaching the T junction, turn left on to Town Lane. After a short distance, turn right onto Stratford Drive. Take the second turn right, follow the road around and the property will be found on the right.



ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

MORTGAGE

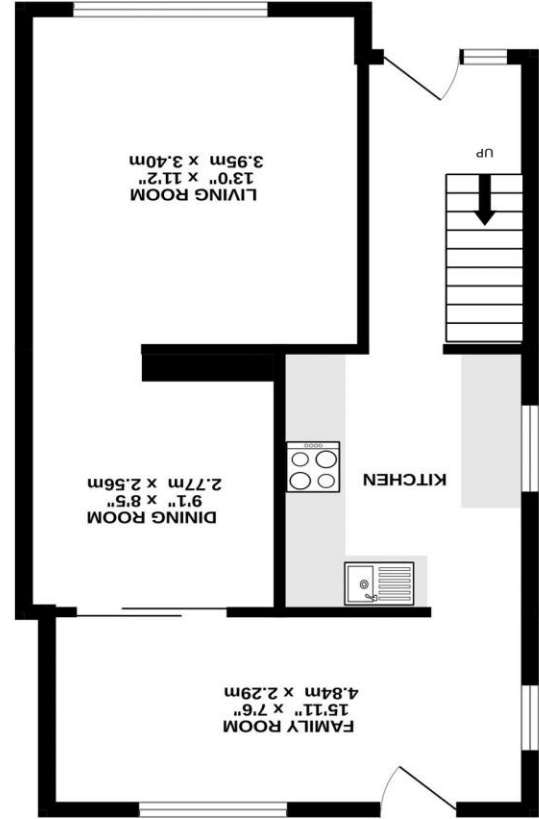
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



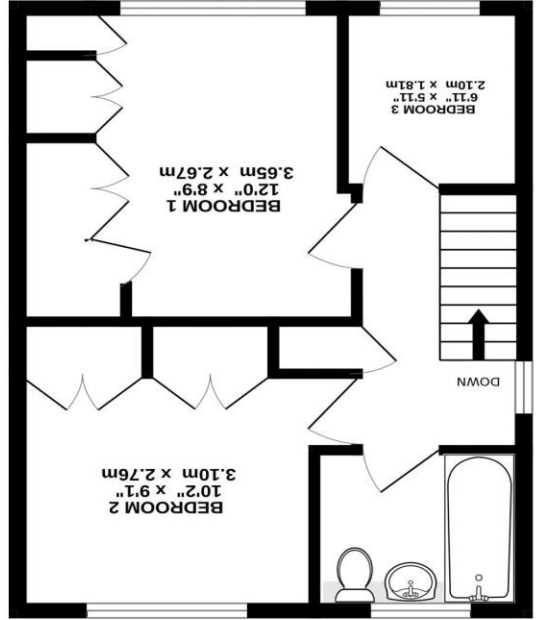
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.

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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TOTAL FLOOR AREA : 947sq.ft. (88.0 sq.m.) approx.



GROUND FLOOR



1ST FLOOR



GARAGE