



Hylton Road, High Wycombe, Buckinghamshire, HP12 4BZ

We are delighted to offer for sale this unique split level four-bedroom detached house located in a quiet no through road in the Sands area of High Wycombe.

Entrance Hall | Ground Floor Cloakroom | Fitted Kitchen | Large Split Level Lounge/dining Room | Balcony With Woodland Views | Lower Ground Floor Landing | Four Bedrooms | Family Bathroom | Rear Garden | Paved Patio | Decommissioned Swimming Pool | Pool House | Under House Storage | Garage | Driveway Parking | Gas Central Heating To Radiators | Double Glazed Windows | No Through Road | Woodland Views To The Rear | In Need Of Updating And Improvement | We Hold Keys | No Upper Chain |

We are delighted to offer for sale this unique split level four-bedroom detached house located in a quiet no through road in the Sands area of High Wycombe. Although in need of some updating and improvement, the property offers generous, flexible, accommodation is heated via gas central heating to radiators and has double glazed windows. Internally the property offers an entrance hall, cloakroom, kitchen, split level dining room with large lounge, four bedrooms and family bathroom. Externally to the rear is a paved patio area and now decommissioned swimming pool, with pool house. To the front is under house storage, garage plus additional driveway parking. Sold with no upper chain. We hold keys for early viewing.

Price... £430,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	
(39-54)	E	58
(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

A quiet cul-de-sac location enjoying fantastic valley views, just a short walk from National Trust parkland, a 10-minute drive (just over two miles) to the town centre with a wealth of shopping, hospitality and leisure facilities including a mainline rail link to London, and approximately a mile and a half from the M40 motorway at junction 4. There are local shops close by which cater for day-to-day essentials.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately 2 miles. Turn left just before the second major set of traffic lights into Mill End Road. Continue to the end of Mill End Road and bear left at the first mini-roundabout and right at the second into Lane End Road. Take the first turning on the right into Pinewood Road and first right again into Hylton Road where the property can be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

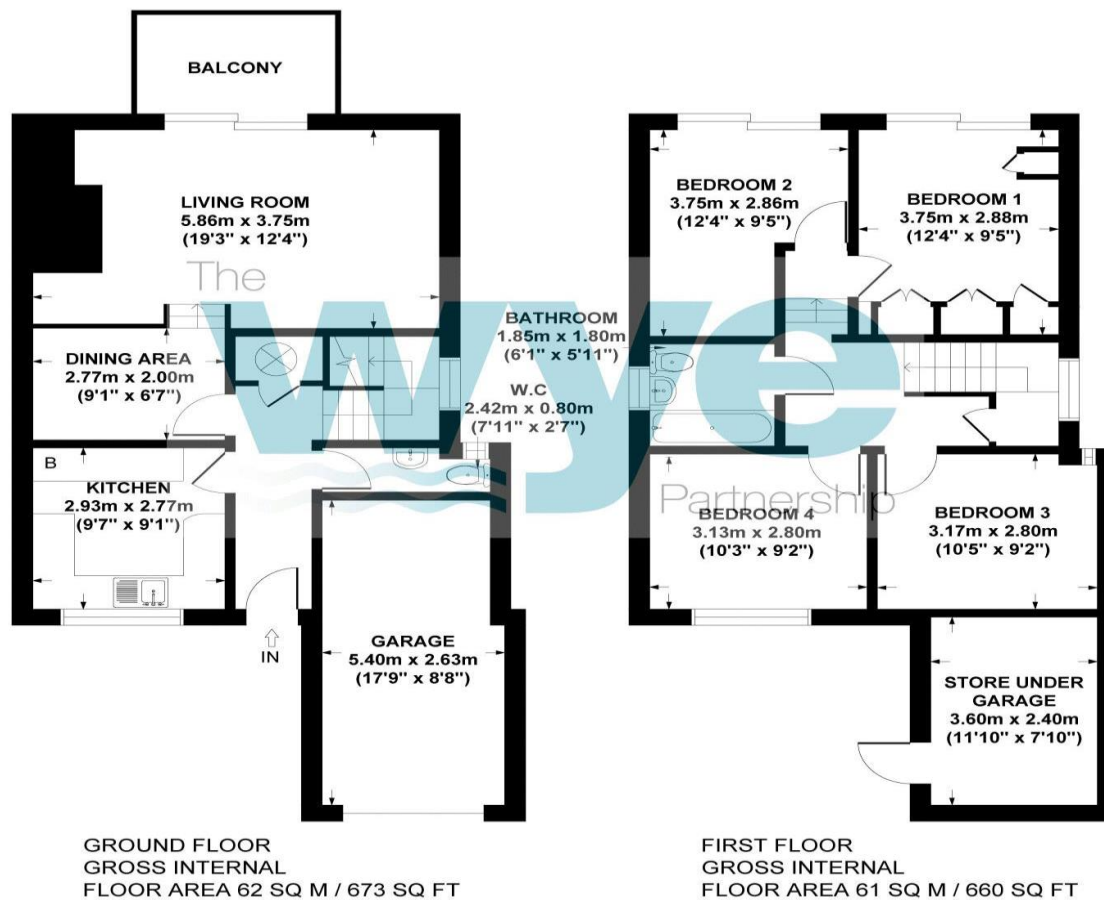
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MORTGAGE

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.



HYLTON ROAD, HIGH WYCOMBE, HP12 4BZ
APPROX. GROSS INTERNAL FLOOR AREA 123 SQ M / 1333 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
 01494 451 300
 wycombe@wyeres.co.uk
 wyeres.co.uk

The **wye** Partnership