



Hughenden Road, High Wycombe, Buckinghamshire, HP13 5DU

*We are pleased to offer for sale this character bay fronted three-bedroom semi detached house located short level walk from town centre.*

Entrance Hall | Lounge With Bay Window | Dining Room | Modern Refitted Kitchen | Separate Utility Area | Refitted Ground Floor Shower Room | Refitted Cloakroom | First Floor Landing | Three Good Size First Floor Bedrooms | Gas Central Heating To Radiators | Double Glazed Windows & Doors | Driveway Parking To Front | Good Size Rear Garden With Home Office Potential | Good Condition Throughout | No Upper Chain | Short Walk To Town Centre And Station | We Hold Keys For Early Viewings |

We are pleased to offer for sale this character bay fronted three-bedroom semi detached house located short level walk from town centre. The property is presented in good condition throughout and has gas central heating to radiators and sealed unit double glazed windows and doors. The accommodation is well planned and comprises entrance hall, two reception rooms, modern refitted kitchen, utility area, refitted ground floor shower, cloakroom and three good size first floor bedrooms. Externally the property has driveway parking to the front and an ample size rear garden mainly laid to lawn with a large but dilapidated garden shed that would make an ideal space for a home office. To be sold with no upper chain, we hold keys for early viewing.

**Price... £369,950**

**Freehold**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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### LOCATION

Approximately 15-minutes walk from High Wycombe town centre and train station; the former provides ample amenities including frequent Heathrow buses and the latter provides 25-minute trains to London Marylebone. The town offers extensive shopping facilities and both Morrisons supermarket and the 80-acre Hughenden Park is a 5-minute walk. Junction 4 of the M40 is little more than a 5-minute drive.



### DIRECTIONS

From High Wycombe town centre proceed out passing Morrisons supermarket on the left-hand side on the A4128 and over the mini roundabout the property can be found on the right-hand side, identified by a Wye Residential for sale board.



### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band C

#### EPC RATING

D

#### MORTGAGE

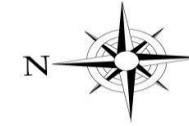
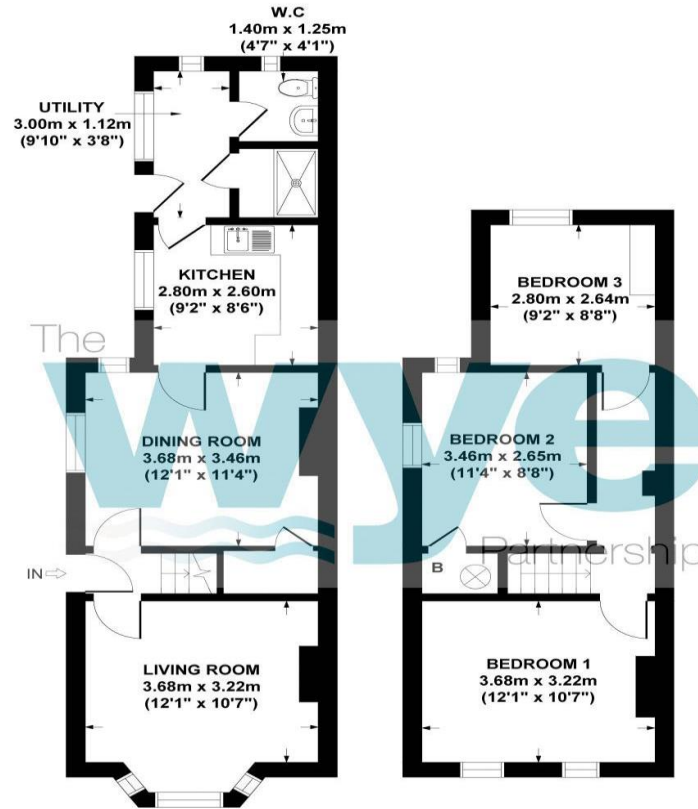
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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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  
GROSS INTERNAL  
FLOOR AREA 45 SQ M / 487 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 36 SQ M / 391 SQ FT

**HUGHENDEN ROAD, HIGH WYCOMBE, HP13 5DU**  
**APPROX. GROSS INTERNAL FLOOR AREA 81 SQ M / 878 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