

Chapel Lane, High Wycombe, Buckinghamshire, HP12 4BD

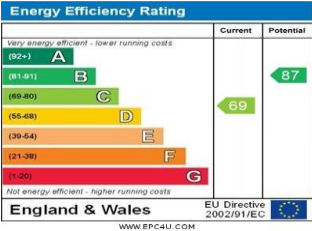
A most attractive and well presented, extended and vastly improved semi detached home close to West Wycombe Park.

| Attractive Semi Detached Family Home | Spacious and Well Presented Accommodation | Reception Hall | Living Room | Dining Room | Open Plan Kitchen/Family Room | Utility Room | Cloakroom | Large Landing | Three Good Size Bedrooms | Large Bathroom | Gas Central Heating | Double Glazing | Garage and Driveway Parking | Rear Garden | Close to West Wycombe Park | Viewing Recommended |

We are delighted to offer this most attractive semi detached property, dating back to the early 1920's, having been subsequently extended and vastly improved in more recent years. The property is situated in a sought-after location on the west side of High Wycombe, close to the grounds of West Wycombe Park. The well-presented and spacious accommodation has a welcoming reception hall leading to living room and separate dining room opening into a lovely open plan kitchen/family room with bifold doors to the rear garden, there is also a separate utility room with downstairs cloakroom. On the first floor is a large landing with three good size bedrooms and bathroom with full suite of bath, shower, wash basin and WC. There is a garage to the side of the property with hardstanding for additional off-street parking and level gardens to the rear. Viewing is strongly recommended.

Price... £625,000

Freehold



LOCATION

The property is situated on the western outskirts of the town and there is convenience stores situated reasonably close by at Sands and Downley with larger supermarkets a short drive away at Cressex or the town centre, which is approximately a mile and a half away. The town offers a wide range of retail facilities including hospitality, leisure and travel with a mainline rail link to London and Birmingham. Junction 4 of the M40 Motorway is just over two miles from the property.

DIRECTIONS

Leave High Wycombe town centre on the A40 Oxford Road, continuing on to West Wycombe Road. After passing through the second set of traffic lights, turn left into Chapel Lane and the property will be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

MORTGAGE

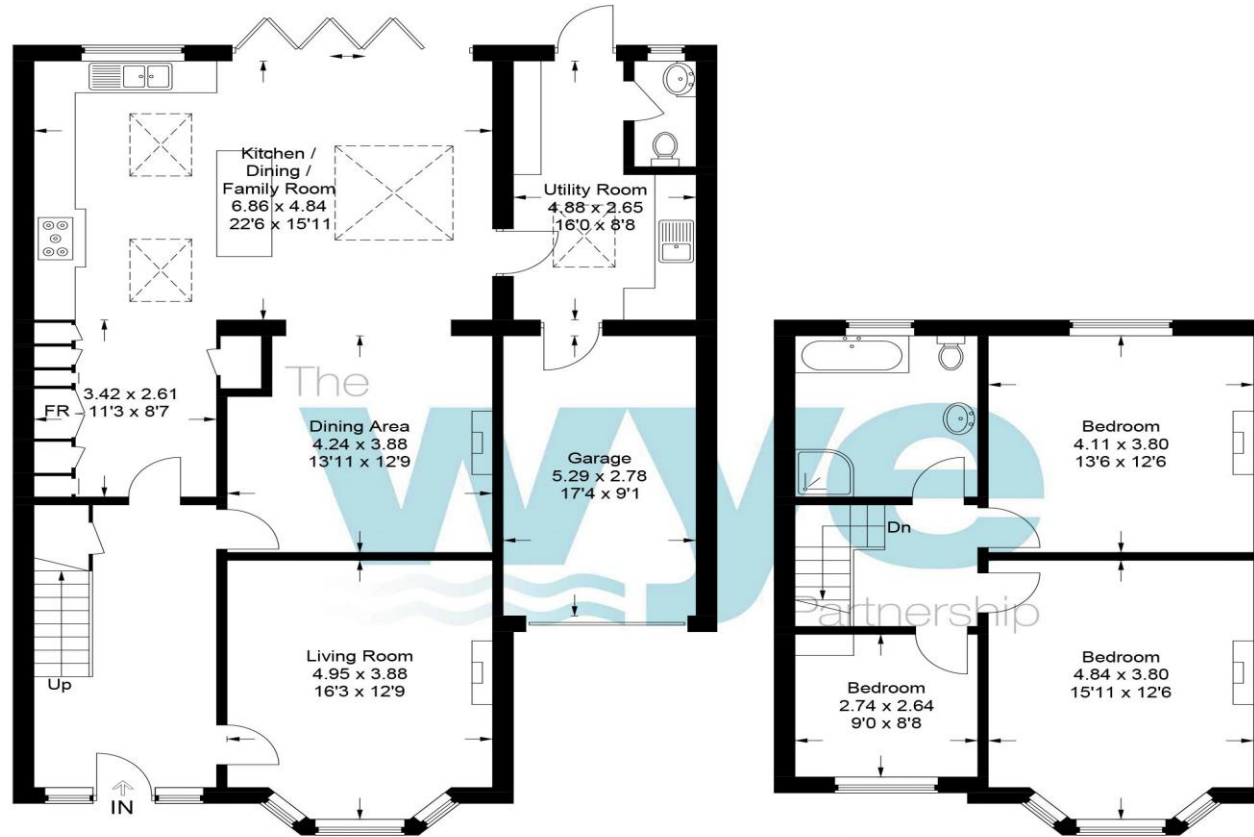
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



10 Chapel Lane

Approximate Gross Internal Area
Ground Floor = 124.4 sq m / 1,339 sq ft
First Floor = 57.5 sq m / 619 sq ft
Total = 181.9 sq m / 1,958 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership