



Bowerdean Road, High Wycombe, Buckinghamshire, HP13 6XT



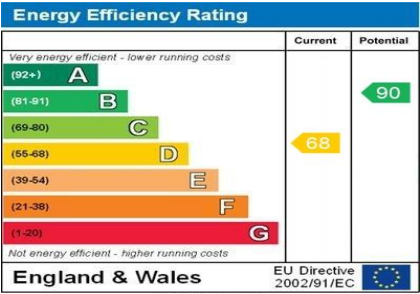
*We are delighted to offer for sale this refurbished and much improved three-bedroom terrace house located to the north east of High Wycombe town centre and within walking distance of the town centre.*

Covered Porch | Front Door | Entrance Hall | Good Size Lounge/Dining Room | Refitted And Contemporary 20' Kitchen/Breakfast Room Across The Back | Three Good Size First Floor Bedrooms | Refitted Family Bathroom | Large Open Plan Front Garden | Enclosed Rear Garden Laid Manly To Lawn | Gas Central Heating To Radiators | Double Glazed Windows | Off Road Parking To Rear | Walk To Station | Immaculate Condition Throughout | To Be Sold With No Upper Chain |

We are delighted to offer for sale this refurbished and much improved three-bedroom terrace house located to the north east of High Wycombe town centre and within walking distance of the town centre. The property offers well planned accommodation with a good size lounge/dining room across the front of the property with a 20' refitted and extensively fitted kitchen across the rear. On the first floor there are three bedrooms and a refitted family bathroom. Heating is provided by gas central heating to radiators and the property has double glazed windows. The large front garden is open plan, and the rear garden laid mainly to lawn and enclosed, beyond which there is gated access to off-road parking accessed from Lower Furney Close. To be sold with no upper chain we recommend early viewing of this immaculate family home.

**Price... £369,950**

Freehold





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### LOCATION

Situated just under half a mile from the town centre and station, the property benefits from all of the facilities the town centre offers as well as having a supermarket within walking distance and a general convenience store on 'the doorstep'. The station offers fast link rail service to London Marylebone and buses run close by.

### DIRECTIONS

From our office in Crendon Street ascend the hill and after the railway station turn right into Totteridge Road and continue to the traffic lights. At the lights turn left into Bowerdean Road where and continue along until the first where the property can be found on the left-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band C

#### EPC RATING

D

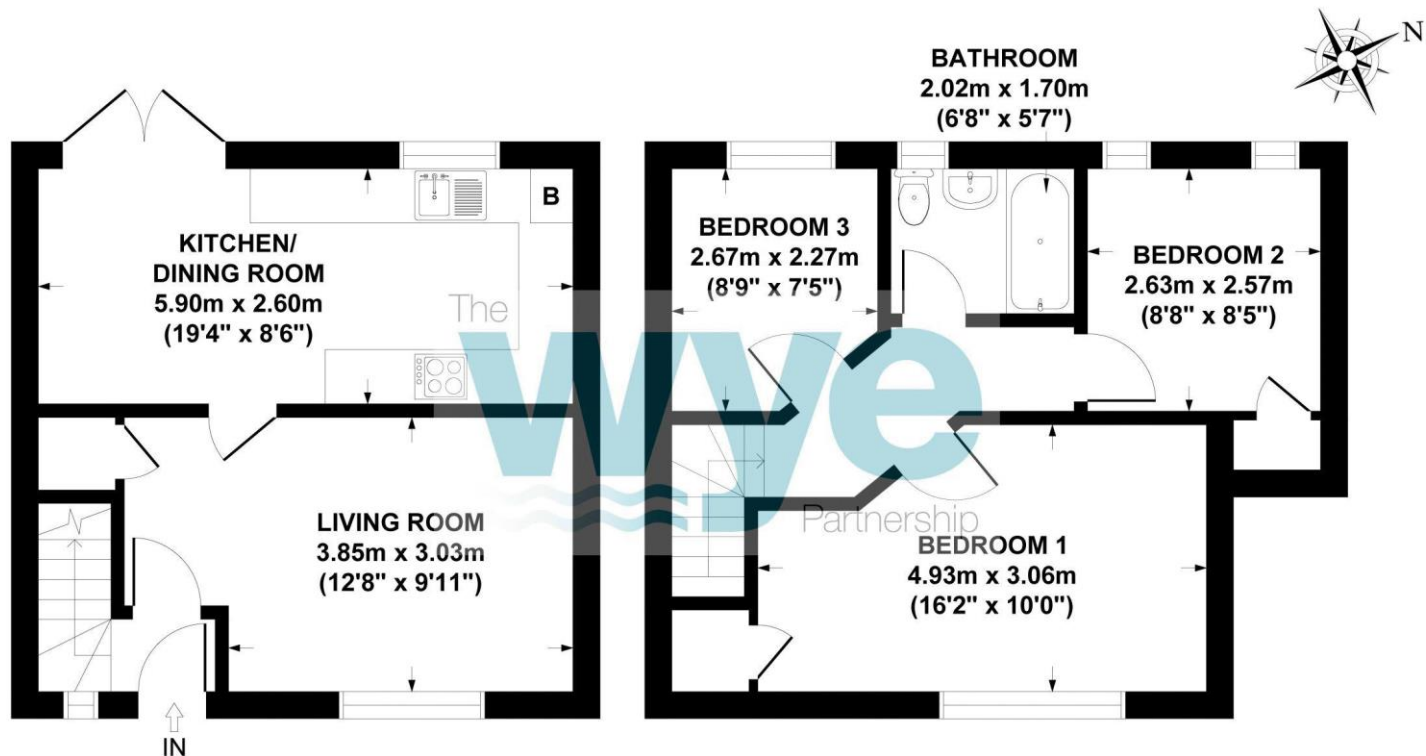
#### MORTGAGE

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

*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 34 SQ M / 367 SQ FT**

**FIRST FLOOR**  
**GROSS INTERNAL**  
**FLOOR AREA 38 SQ M / 412 SQ FT**

**BOWERDEAN ROAD, HIGH WYCOMBE, HP13 6XT**  
**APPROX. GROSS INTERNAL FLOOR AREA 72 SQ M / 779 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
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wyeres.co.uk

The **wye** Partnership