

**Hepplewhite Close, High Wycombe, Buckinghamshire, HP13 6BZ**



*Semi detached home offering fantastic scope for improvement/modernisation with accommodation over three floors.*

| Semi Detached Home With Fantastic Scope For Improvement | Popular Residential Location | General Modernisation and Updating Required | Porch | Living Room with Stairs to Upper and Lower Floors | Dining Room | Kitchen | Basement Rooms | Three First Floor Bedrooms | Bathroom | Separate WC | Double Glazing | Gas Central Heating (Not Working) | Integral Garage and Driveway | Good Size Gardens | No Onward Chain | Viewing Recommended |

Situated in a popular and convenient residential location on the North East side of High Wycombe, a deceptively spacious semi detached home which requires general modernisation and updating and has useful basement rooms spreading accommodation over three floors and providing fantastic potential. There are three bedrooms and bathroom on the first floor, two reception rooms and a kitchen on the ground floor and an integral garage with driveway and good size gardens which extend to the side of the property. No onward chain, viewing recommended.

**Price... £399,950**

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





---

### LOCATION

Situated just over a mile and a half from the town centre in a predominantly residential area, with a small selection of shops close by which cater for most day-to-day needs. The town centre is easily accessible and offers a wide range of shopping/retail facilities as well as hospitality venues including restaurants and bars and a mainline railway station with connections to London & Birmingham.

### DIRECTIONS

From our office in Crendon Street, ascend the hill continuing into Amersham Hill and onto Amersham Road. On reaching the second set of traffic lights after the Grammar School, turn right into Arnison Avenue, descend the hill and take the third turn on the right into Mayhew Crescent, pass round the left-hand bend and take the second turn on the right into Hepplewhite Close. The property is immediately on the left-hand side.

### ADDITIONAL INFORMATION

Agents Note: The central heating system has been drained down & we are advised that the boiler requires repair/replacement.

### COUNCIL TAX

Band D

### EPC RATING

E

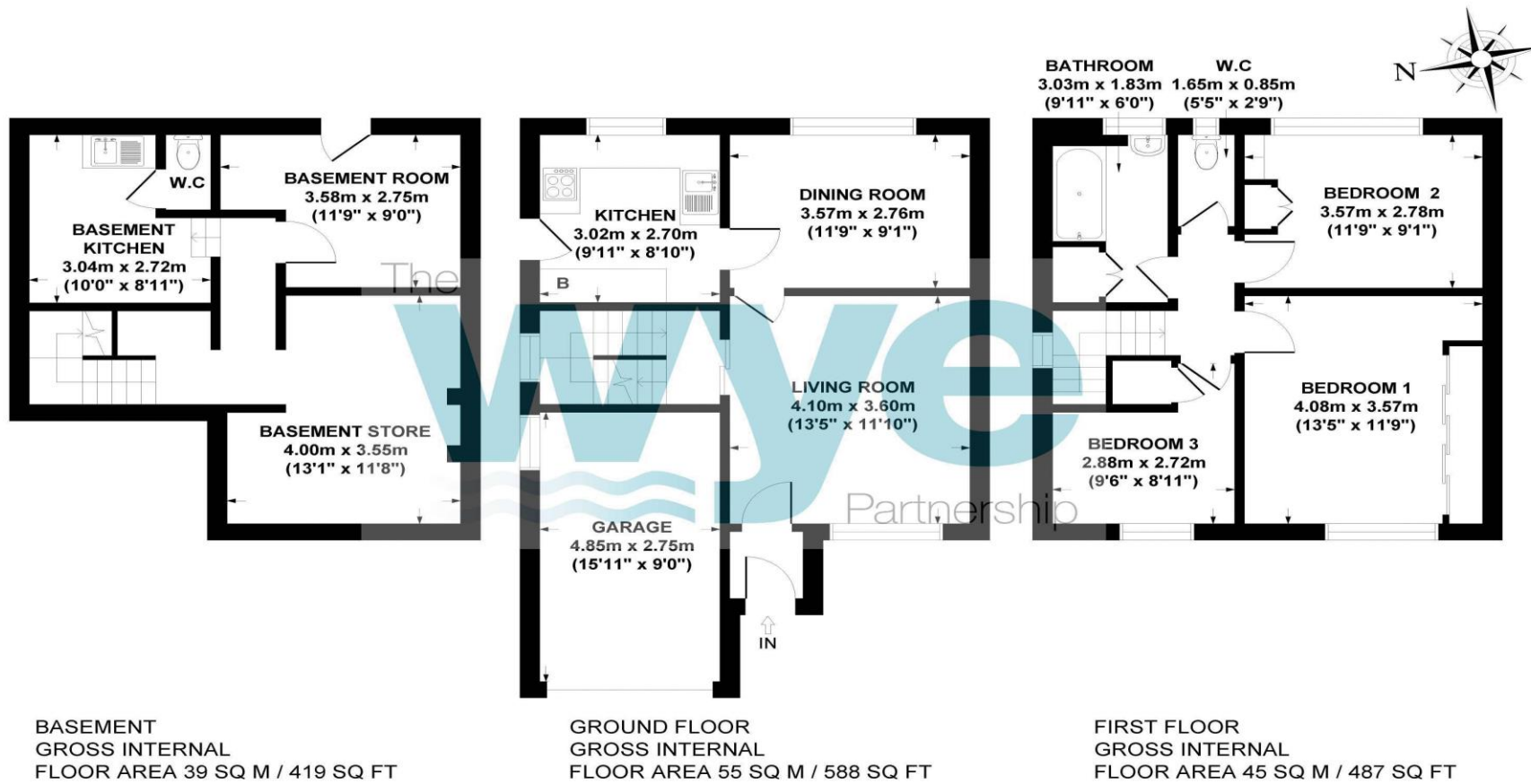
### MORTGAGE

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.*

---





**HEPPLEWHITE CLOSE, HIGH WYCOMBE, HP13 6BZ**  
**APPROX. GROSS INTERNAL FLOOR AREA 139 SQ M / 1494 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