



Sabina Close, High Wycombe, Buckinghamshire, HP12 3HF



*We are pleased to offer for sale this four-bedroom detached family home located in a quiet cul de sac location to the west side of High Wycombe.*

Covered Porch | Entrance Hall | Ground Floor Shower Room | Home Office/Study | Large Open Plan Lounge/Dining Room | Spacious Fitted Kitchen | First Floor Landing | Four Good Size Bedrooms | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Enclosed Rear Garden Backing Directly On To Playing Fields | Cul De Sac Location | 1 Mile West Of Town Centre | Good Order Throughout | No Upper Chain | Potential For Self-Contained Annexe |

We are pleased to offer for sale this four-bedroom detached family home located in a quiet cul de sac location to the west side of High Wycombe. The property has been well maintained by the current sellers and offers generous accommodation with four very good size bedrooms, family bathroom a large open plan lounge/dining room, spacious kitchen, home office/study and ground floor cloakroom, all heated by gas central heating to radiators and with double-glazed windows. Externally the property offers an attractive enclosed rear garden that backs onto playing fields and has a good size driveway providing off-road parking for a number of cars. The extension could lend itself with little effort to a self-contained annexe with its own entrance. To be sold with no upper chain we recommend early viewing.

**Price... £499,500**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
www.epc4u.com		





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### LOCATION

Situated approximately 1 mile to the west side of High Wycombe town centre, the property is accessible to local convenience stores, the town centre offers a vast array of shopping, leisure and hospitality facilities as well as a mainline rail link to London Marylebone & Birmingham.

### DIRECTIONS

From High Wycombe town centre proceed out on Queen Alexandra Road passing the hospital on the left-hand side. Continue along and the road becomes Suffield Road. At the end of the road turn left onto Desborough Avenue and take the next right into Plumer Road. Continue to the end and turn left into Carrington Road. Take the second left into Conifer Rise and then the first left into Sabina Close where number 5 can be found towards the end of the cul de sac on the right-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band E

#### EPC RATING

D

#### MORTGAGE

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



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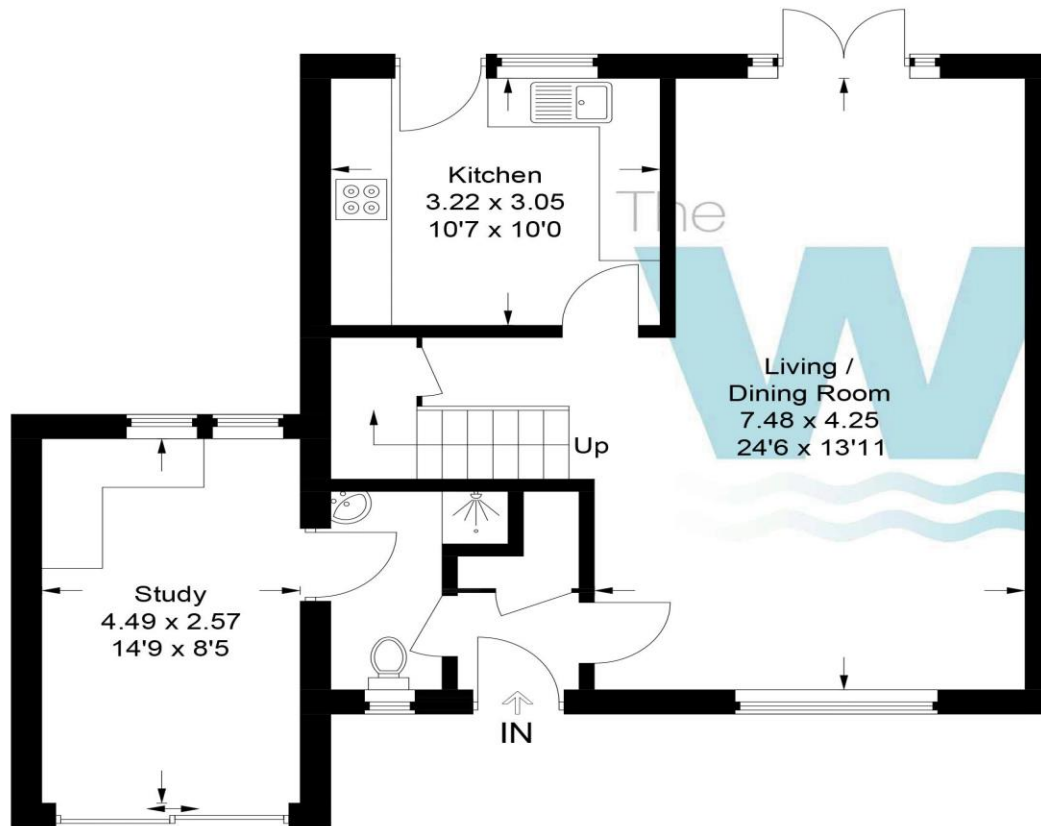
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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## 5 Sabina Close

Approximate Gross Internal Area  
Ground Floor = 64.9 sq m / 698 sq ft  
First Floor = 51.7 sq m / 556 sq ft  
Total = 116.6 sq m / 1,254 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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The **wye** Partnership