



Chiltern Avenue, High Wycombe, Buckinghamshire, HP12 3UW

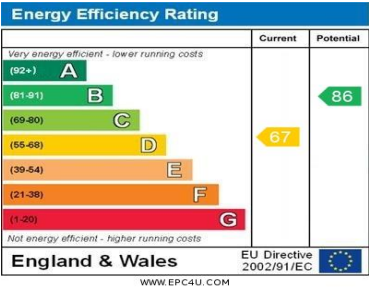
*We are delighted to offer for sale this traditional three-bedroom semi detached situated in a residential area to the south west of Wycombe town centre.*

Traditional Three Bedroom Semi Detached House | In Need Of Some Updating And Improvement | Gas Central Heating To Radiators | Double Glazed Windows | Two Reception Rooms | Kitchen | Three First Floor Bedrooms | Bathroom | South West Side Of High Wycombe | Rear Garden | Open Plan Front Garden | Garage | Room For Extension | Shared Driveway | No Upper Chain | We Hold Keys |

We are delighted to offer for sale this traditional three-bedroom semi detached property situated in a residential area to the south west of High Wycombe town centre. The property is in need of some updating and improvement, is heated by gas central heating to radiators and has double glazed windows. There are two reception rooms, kitchen, first floor landing, three bedrooms and a first-floor bathroom. Externally the rear garden offer scope for extension and has a garage accessed via the shared driveway. Being sold with no upper chain, we hold keys for early viewing.

**Price... £375,000**

Freehold



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### LOCATION

Located just under 2 miles from the town centre and on a regular bus route, the property has convenient access to the M40 motorway at J4 and the town centre with its mainline station offering 30-minute trains to London as well as direct links to Oxford and Birmingham. Within easy reach of all local amenities as well as large supermarkets and department stores. There is a large selection of restaurants close by and in the surrounding villages. There are highly regarded local schools in the area. High Wycombe offers two cinemas, bowling alley and several large parks.

### DIRECTIONS

From High Wycombe town centre proceed along the A40 West Wycombe Road, shortly before the second set of traffic lights turn left into Mill End Road, continue to the two mini-roundabouts and continue over to ascend New Road. Take the second turning on the left into Rutland Avenue, then the first turning right into Chairborough Road and then first left into Chiltern Ave. The property can be found on the left-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band C

#### EPC RATING

D

#### MORTGAGE

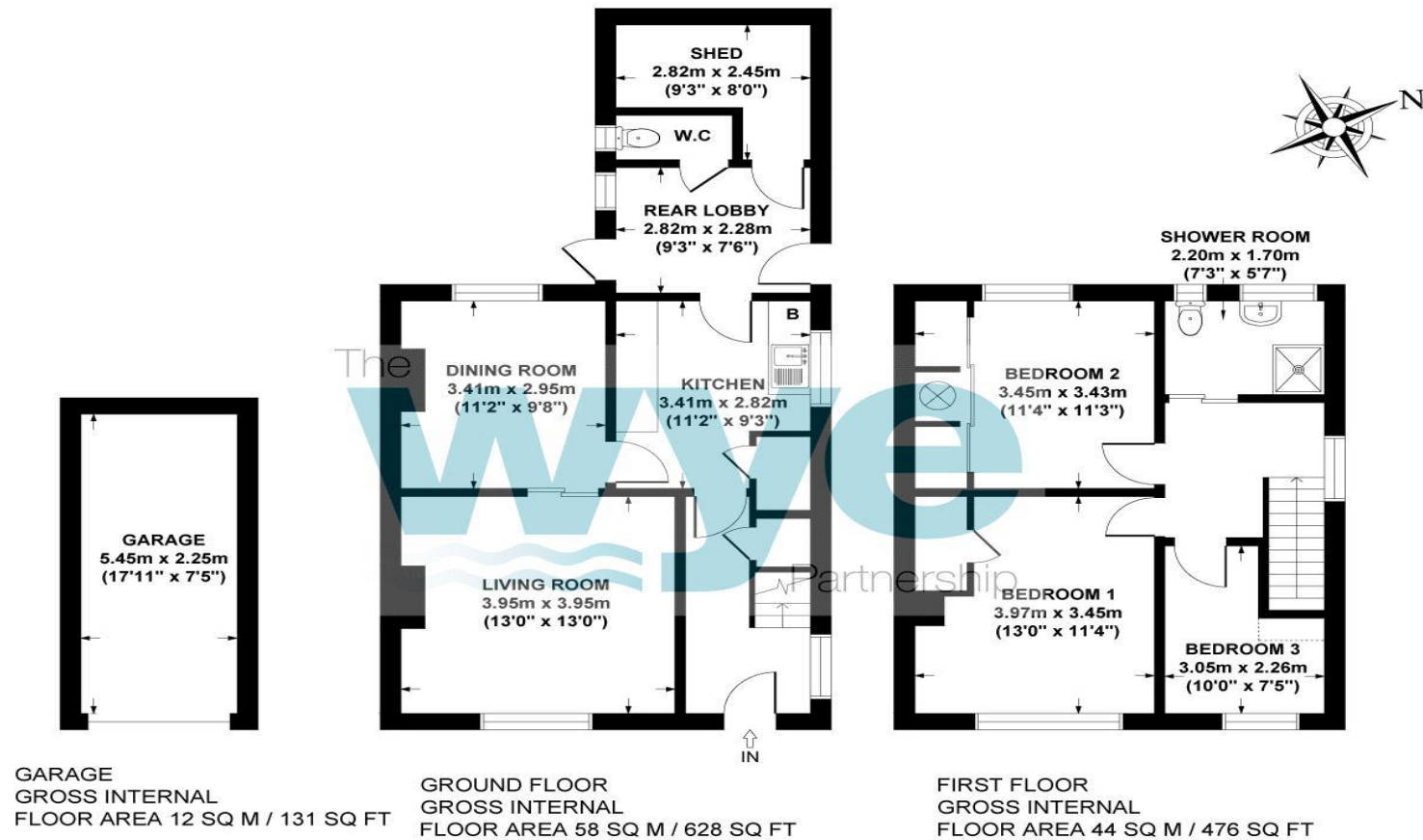
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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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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The **wye** Partnership