



Miersfield, High Wycombe, Buckinghamshire, HP11 1TY

We are delighted to offer for sale this immaculate, extended, three-bedroom end of terrace bungalow situated in a quiet cul de sac location a short drive from Junction 4 of the M40 and Handy X Hub

Entrance Hall | Large Extended Lounge/Dining Room | Modern Fitted Kitchen/Breakfast Room | Three Bedrooms | Modern Refitted Bathroom | Enclosed Private Rear Garden | Garage | Gravel Parking For Two Cars | Immaculate Condition Throughout | Highly Regarded Cul De Sac Location | Gas Central Heating To Radiators | Double-Glazed Windows | Short Drive To Junction 4 Of The M40 And Handy X Hub | Early Viewing Advised |

We are delighted to offer for sale this immaculate, extended, three-bedroom end of terrace bungalow, situated in a quiet cul de sac location a short drive from Junction 4 of the M40 and Handy X Hub. Having been much improved by the current owners the property is heated by gas central heating to radiators and double-glazed windows, it has a good size entrance hall, large lounge/dining room, attractive fitted kitchen/breakfast room, three bedrooms and modern refitted bathroom suite. Externally the rear garden is enclosed and private, there is a garage plus graveled parking for two cars. We hold keys. Early viewing is strongly advised of this most attractive property.

Price... £435,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)	71	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc4u.com		



LOCATION

Situated just a short walk from a varied selection of shops and facilities as well as supermarket, department store, restaurants and cinema as well as being in striking distance of playing fields and woodland. Junction 4 of the M40 motorway is close by and the main town centre of High Wycombe with mainline rail links to London Marylebone, is just over two and a half miles away. There are also schools for all ages within walking distance of the property.

DIRECTIONS

From High Wycombe town centre ascend the A404 Marlow Hill and continue to the Handy Cross roundabout. Take the fifth turning off the roundabout onto the A4010 John Hall Way. Proceed straight across the first roundabout and at the second roundabout turn right, then turn right into Miersfield, The property can be found in the first cul-de-sac on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

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.



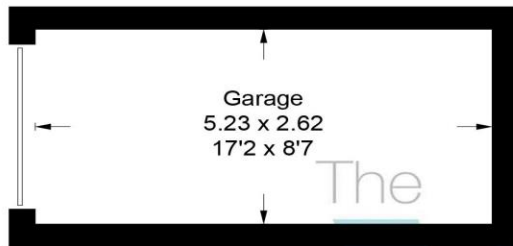
77 Miersfield

Approximate Gross Internal Area

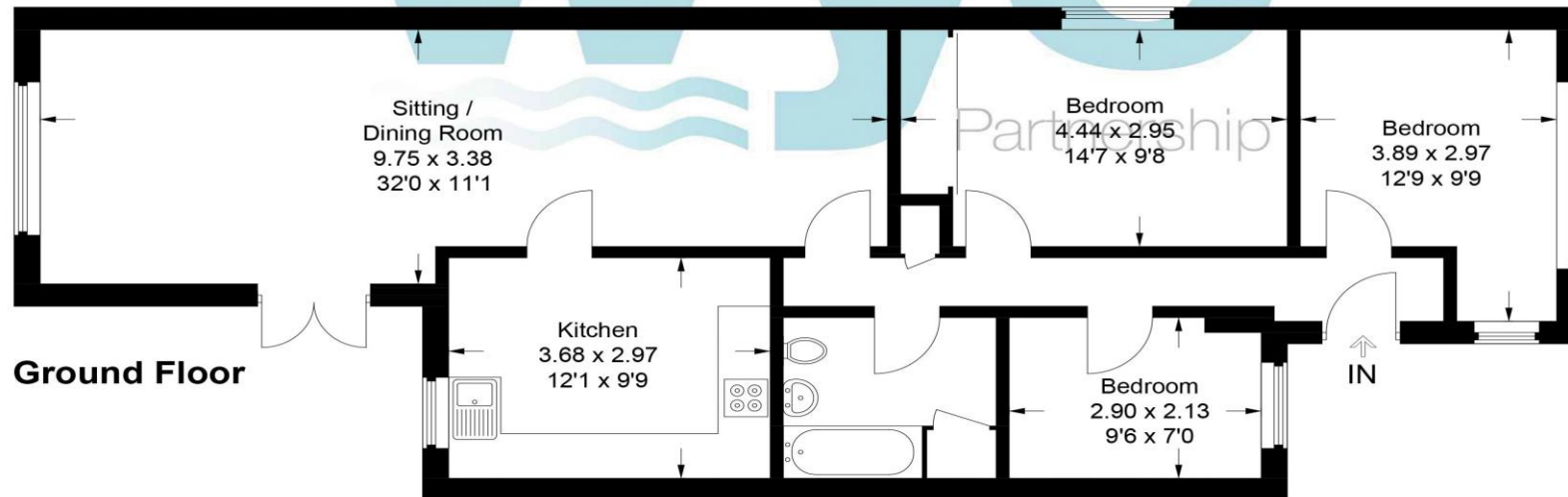
85.6 sq m / 921 sq ft

Garage = 13.6 sq m / 146 sq ft

Total = 99.2 sq m / 1,067 sq ft



(Not Shown In Actual
Location / Orientation)



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