



Warren Wood Drive, High Wycombe, Buckinghamshire, HP11 1EA




*An extended five-bedroom detached family home situated in highly desirable location within easy reach of town centre amenities and train station.*

| Extended Detached Family Home | Quiet Sought After Location | Hallway | Cloakroom | Lounge | Dining Room | Kitchen | Landing | Five Bedrooms | Bathroom | Gas Heating | Double Glazing | Garage + Driveway | Gardens | No Onward Chain |

An extended detached house offering spacious family accommodation and a level rear garden which enjoys a high degree of privacy. The property requires some updating with scope to reconfigure if required. Situated within a quiet and highly regarded location a stone's throw from both 'The Rye', 'Keep Hill Wood' and town centre amenities. With accommodation comprising; entrance hall, cloakroom, open plan living room that extends to the dining room, with patio doors to the rear garden and kitchen. To the first-floor landing, five bedrooms and family bathroom. The property is double glazed and is heated by a gas central system to radiators. To the outside gardens are laid to lawn with a driveway and integral garage with access to the utility room at the rear.

**Price... £600,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	62	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			





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### LOCATION

Situated in a highly desirable location just over 1 mile from the town centre and withing striking distance of woodland, The Rye parkland and facilities. The town centre is a level walk and provides extensive shopping facilities as well as a mainline railway links with 25-minute trains to London Marylebone as well as direct access to Oxford and Birmingham. There are buses to many destinations and the M40 motorway to junctions 3 & 4 are easily accessible.

### DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over the first roundabout and then take the next turning right into Bassetsbury Lane. Take the first turning on the right into Keep Hill Road and continue into Warren Wood Drive. Continue to pass the green on the left and the turning for The Briars the road will bend to the left where the property will be found on the left-hand side.

### ADDITIONAL INFORMATION

#### EPC RATING

D

#### COUNCIL TAX

Band F

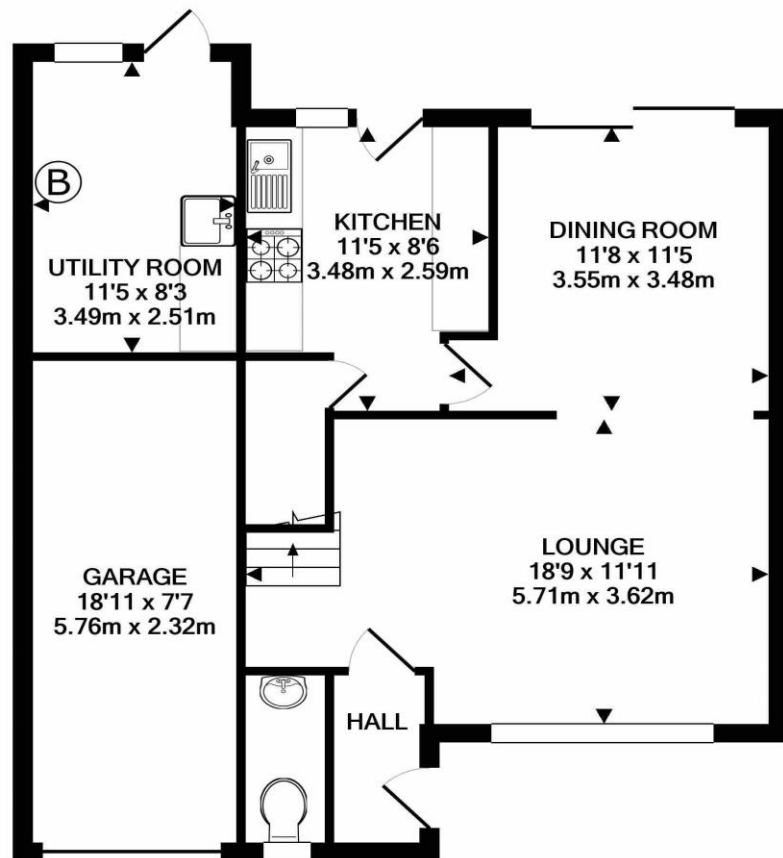
#### MORTGAGE

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

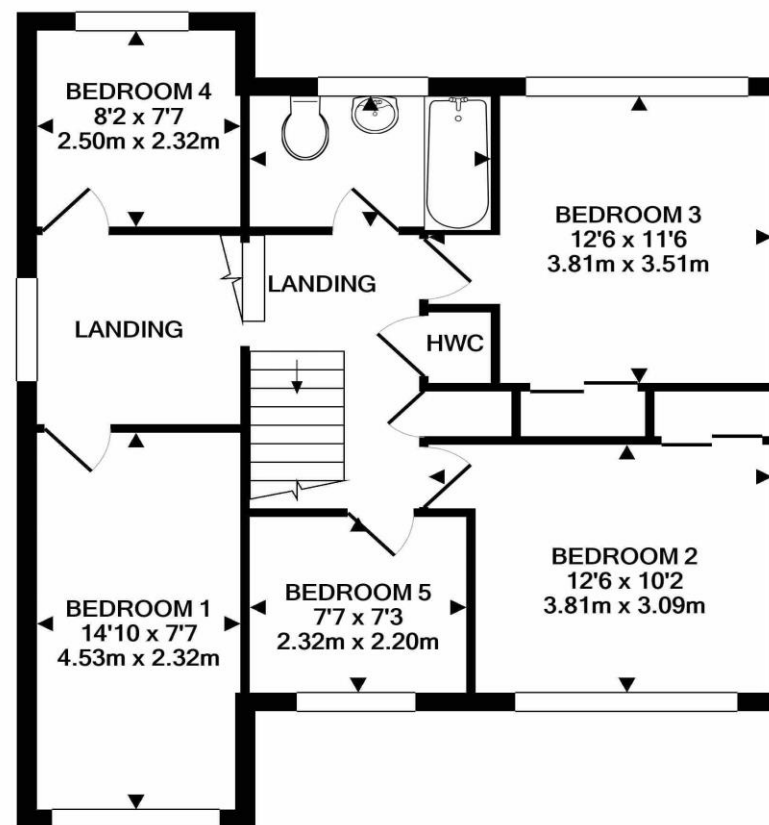


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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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