

Hughenden Road, High Wycombe, Buckinghamshire, HP13 5PD



*A fantastic opportunity to acquire a character cottage that offers scope for further improvement.*

| Character Terrace Cottage | Walking Distance Of Town Centre Amenities And Station | Living Room | Dining Room | Kitchen | Landing | Two Good Size Bedrooms | Bathroom With Shower | Loft Room | Gas C/H | Double Glazing | Tiered Rear Garden | No Onward Chain |

Built in the early 1900's a two-bedroom terraced cottage with a large loft room situated within walking distance of both the town centre and Hughenden Park. The property offers good size accommodation and potential for further improvement. On the ground floor there are two separate reception rooms both with fireplaces and kitchen with access to the rear garden. To the first-floor landing there are two double bedrooms and a bathroom with shower cubicle. Stairs leading up to the loft room. There is a good size tiered garden to the rear.

**Price... £320,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		84
B (81-91)		
C (69-80)		
D (55-68)	66	
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		





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### LOCATION

The property is situated just a 5-10 minute walk from Hughenden Park and the beautiful National Trust land around Hughenden Manor, yet is also only a 15-20 minute walk to the town centre and railway station. Supermarkets are within walking distance and the town offers a multitude of shopping, entertainment, hospitality venues and restaurants.

### DIRECTIONS

From High Wycombe town centre proceed out passing Morrisons supermarket on the left-hand side on the A4128 and over the mini roundabout the property can be found on the right-hand side, identified by a Wye Residential for sale board.

### 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

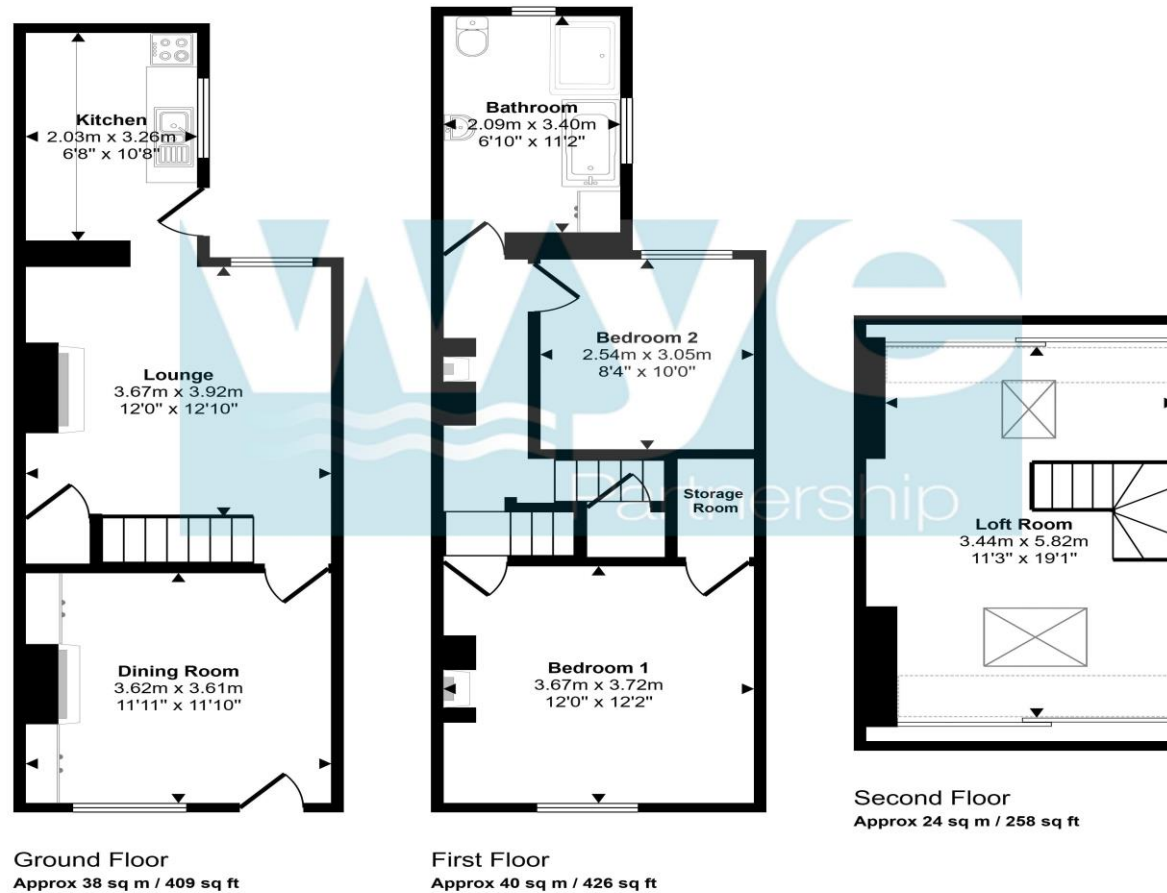


*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
102 sq m / 1093 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership