

Knights Hill, High Wycombe, Buckinghamshire, HP12 3NX

We are delighted to offer for sale a traditional extended three-bedroom detached house located in a popular residential area to the south west side of High Wycombe.

Enclosed Entrance Porch | Entrance Hall | Ground Floor Cloakroom | Large Lounge/Dining Room | Breakfast Room | Open Plan To Large Kitchen | First Floor Landing | Three Good Size Bedrooms | Gas Central Heating To Radiators | Double Glazed Windows | Far Reaching Valley Views | Enclosed Rear Garden With Large Patio Area Leading To Lawn | Open Plan Front Garden | Garage | Driveway Parking | Popular Residential Area | In Need Of Updating And Improvement Throughout | We Hold keys For Early Viewing |

We are delighted to offer for sale a traditional, extended, three-bedroom detached house located in a popular residential area to the south west side of High Wycombe. In need of updating and improvement, the property has been enlarged with a full width rear extension, is heated by gas central heating to radiators and has double glazed windows. The accommodation comprises; entrance porch, entrance hall, cloakroom, large lounge/dining room, extended kitchen/breakfast room, first floor landing, three good size bedrooms and bathroom. The property offers far reaching valley views. Externally the rear garden has a large patio area leading to an area of lawn, to the front the garden is open plan, there is a driveway providing parking for several vehicles that leads to a garage. Being sold with no upper chain we hold keys for early viewing.

Price... £485,000

Freehold

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	54	82		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England & Wales				
EU Directive 2002/91/EC				
www.epc4u.com				



LOCATION

Situated in a popular residential road the property is near local shopping and schooling facilities and is near a bus stop with frequent services into the town centre located 1.2 miles away. The town itself has a vast array of shopping, leisure and schooling facilities aswell as the main line railway station serving London Marylebone in under half an hour. Junction 4 of the M40 motorway is a short drive away.

DIRECTIONS

From the multi-roundabout system in High Wycombe proceed out along Queen Alexandra Road passing the hospital on the left-hand side, this road becomes Suffield Road. Continue to the end and turn left into Desborough Avenue, take the third turning on the right into Deeds Grove. Then take the second turning on the right into Knights Hill and the property can be found on the left.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

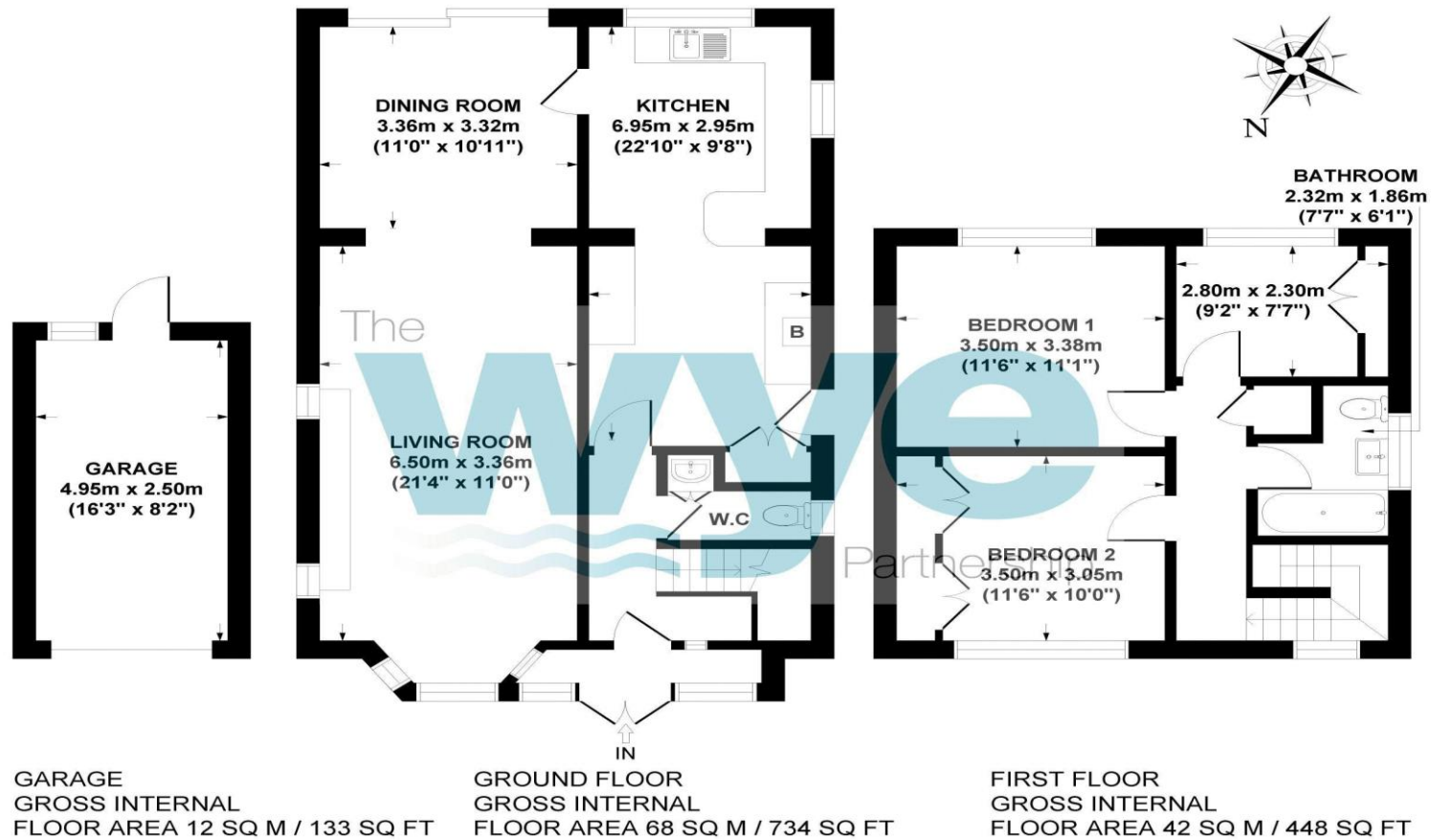
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MORTGAGE

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.





KNIGHTS HILL, HIGH WYCOMBE, HP12 3NX
APPROX. GROSS INTERNAL FLOOR AREA 122 SQ M / 1315 SQ FT
(INCLUDING GARAGE)
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership