



The Chimes, High Wycombe, Buckinghamshire, HP12 3HR



*We are delighted to offer for sale this four-bedroom detached house located in a highly regarded sought-after cul de sac location with easy access to the town centre.*

Covered Porch | Entrance Hall | Ground Floor Cloakroom | Generous Lounge | Dining Room | Study | Fitted Kitchen | Separate Utility Room | First Floor Landing | Four Bedrooms | Ensuite Shower To The Master | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Enclosed Rear Garden | Integral Garage | Additional Driveway Parking | Far Reaching Valley Views From Various Rooms | Quiet Cul De sac Location | Easy Access To Wycombe Town Centre And Railway Station | No Upper Chain We Hold Keys

We are delighted to offer for sale this four-bedroom, detached house located in a highly regarded sought-after cul de sac location with easy access to the town centre. In need of some general updating, the property offers generous accommodation, heated by gas central heating to radiators and with double glazed windows. The accommodation comprises in brief of entrance hall, cloakroom, good size lounge, dining room, separate study, fitted kitchen with a separate utility room. On the first floor there are four bedrooms (en-suite shower to master) and a family bathroom. Externally the garden to the rear is enclosed, there is an integral garage plus additional driveway parking to the front. Far reaching valley views can be seen from various rooms. To be sold with no upper chain we hold keys for early viewing of this fantastic family home.

**Price... £545,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
EU Directive 2002/91/EC		
England & Wales		
WWW.EPC4U.COM		





## LOCATION

Situated 1.2 miles from the station & town centre as well as just being a short distance from Junction 4 of the M40 motorway, the property is also conveniently located for John Hampden Grammar School for Boys and Wycombe High School for Girls. An array of shopping facilities are also close by including the town centre which caters for all your shopping needs and a mainline rail link to London Marylebone & Birmingham.

## DIRECTIONS

From the multi roundabout system in High Wycombe, proceed along Queen Alexandra Road, continuing into Suffield Road. At the end of the road turn left at the T-Junction into Desborough Avenue and then take the third turning on the right into Deeds Grove. Take the first turning right into Dean Close, proceed to the end of the cul-de-sac and into The Chimes. The property will be found a short way along on the left-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

C

### MORTGAGE

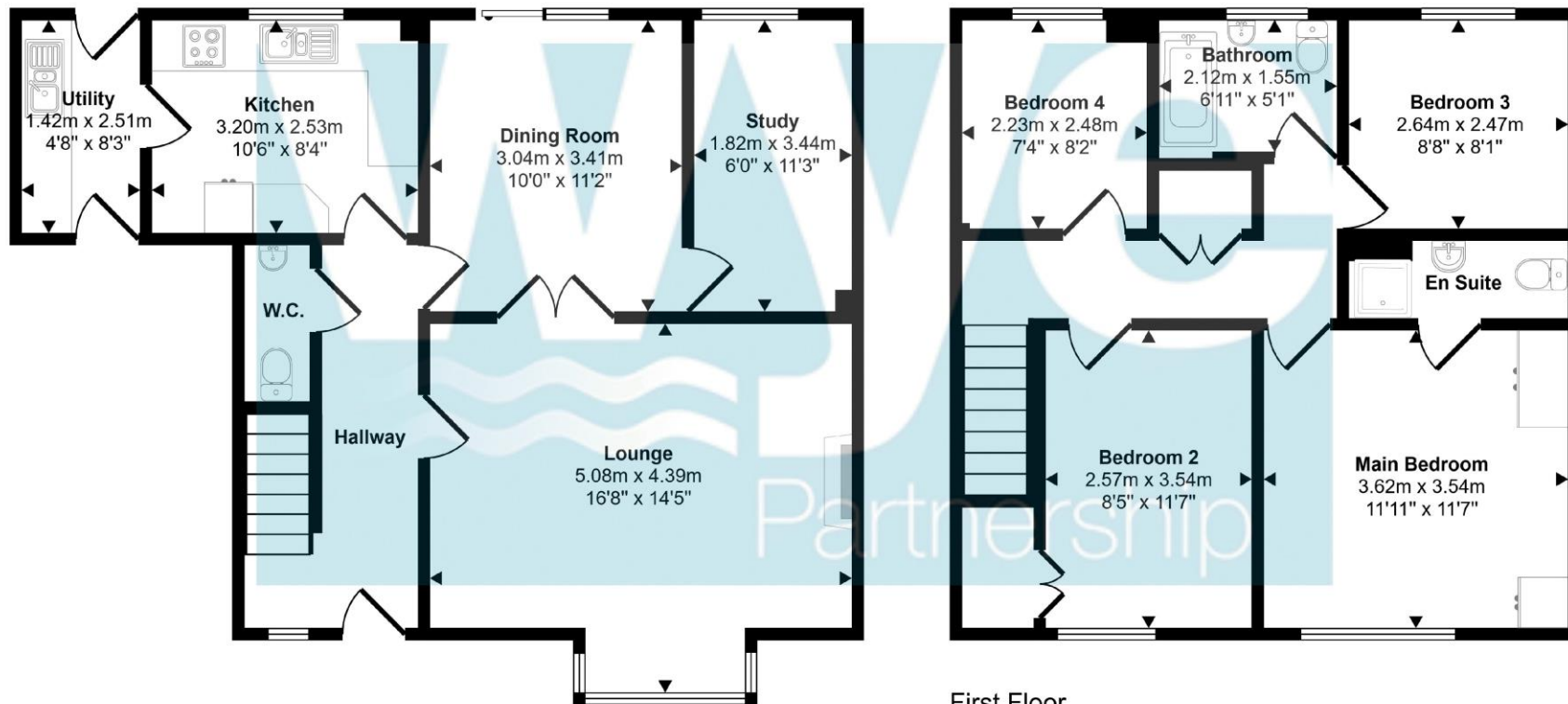
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*





Approx Gross Internal Area  
114 sq m / 1227 sq ft



First Floor  
Approx 53 sq m / 572 sq ft

Ground Floor  
Approx 61 sq m / 655 sq ft

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.

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership