

Lime Avenue, High Wycombe, Buckinghamshire, HP11 1DR

Extended four-bedroom family home situated within a highly desirable tree lined private road location.

| Extended Family Home In Private Road Location | Entrance Porch | Entrance Hall | Living Room | Delightful Open Plan L Shaped Kitchen/Dining/Family Room | Large Master Bedroom With En- Suite Shower Room | Three Further Bedrooms | Modern Family Bathroom | Gas Central Heating | Double Glazing | Large Rear Gardens | Garage + Driveway Parking | Close To Woodland And 'The Rye' Park | Viewing Strongly Recommended |

A beautifully presented family home that has been extended by the current owners to provide an excellent balance of living and bedroom accommodation. Situated within a sought-after private road location that is a stones throw of woodland and 'The Rye Park'. With accommodation comprising: a bay fronted living room with stove, a well-equipped kitchen/breakfast/family room open to a dining area overlooking the rear garden. The master bedroom enjoys distant valley views with an en-suite shower room, three further bedrooms and a refitted family bathroom. The gardens are one of the largest on the estate, with a large driveway to the front, and a detached garage with gated side access to a landscaped rear garden that combines lawn and patios with a pitched roof pergola and summerhouse.

Price... £630,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
A (92+)		85
B (81-91)		
C (69-80)		
D (55-68)	65	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



LOCATION

Situated in a private 'leafy' road location behind 'The Rye Park', yet just a short walk to Town and Mainline Train Station with regular fast services to London Marylebone and Birmingham. High Wycombe is a bustling market town with its Old Town with local shops and regular markets and the modern Eden Centre with popular fashion outlets, cafes, restaurants, cinema and bowling complex. High Wycombe boasts numerous excellent schools for all ages including The Royal Grammar School and John Hampden for boys and Wycombe High School for girls. The M40 is just a short drive away with access to London and The North.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road. At the first mini roundabout pass straight over turning first right into Bassetsbury Lane. Continue down Bassetsbury Lane and turn right at the crossroads into Keep Hill Road and then first left into Lime Avenue where the property can be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

MORTGAGE

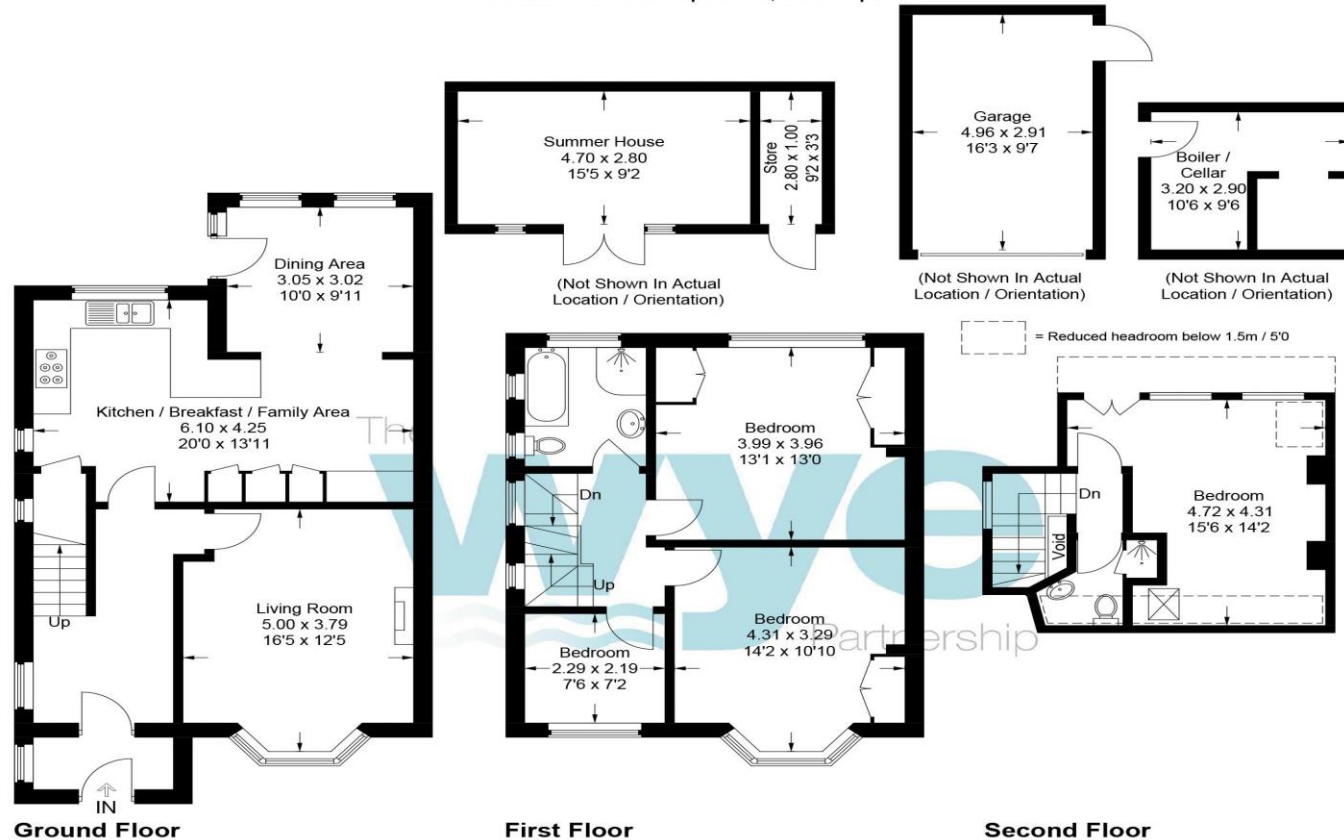
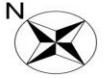
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



25 Lime Avenue

Approximate Gross Internal Area
 Ground Floor = 64.5 sq m / 694 sq ft
 First Floor = 49.1 sq m / 528 sq ft
 Second Floor = 23.0 sq m / 247 sq ft
 Outbuildings = 40.0 sq m / 430 sq ft
 Total = 176.6 sq m / 1,899 sq ft



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