



**Pinewood Road, High Wycombe, Buckinghamshire, HP12 4DA**



*A spacious detached bungalow with fabulous gardens in a quiet and secluded location.*

| Spacious And Versatile Detached Bungalow | Fantastic Third Of An Acre Plot With Large Well Tended Secluded Gardens | Private Tucked Away Location | Reception Hall | Lounge | Dining Room | Kitchen | Three Bedrooms | Two Bathrooms | Detached Garage, Ample Parking And Long Private Driveway | Double Glazing | Gas Central Heating | Viewing Recommended |

Situated in an exceptionally private, tucked away location, on a secluded plot of approximately one third of an acre, a well presented, light and airy, three bedroom detached bungalow which offers versatile accommodation in the way of three bedrooms, two bathrooms, large lounge and separate dining room (formerly a bedroom) and a modern kitchen with granite worktops. The beautifully presented gardens wrap around the property and, whilst sloped in areas, do offer panoramic views across the valley, as do the large picture windows in Lounge and Bedrooms 1 & 2. A long private driveway leads to the property with ample parking and a detached garage. There is also scope for enlargement, subject to planning permission being obtained. A viewing is strongly recommended.

**Price... £599,950**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	60	82
EU Directive 2002/91/EC		
England & Wales		
www.epc4u.com		





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### LOCATION

The property is situated in a secluded location with a couple of convenience stores nearby and a regular route for buses into the town centre available on Lane End Road. The town centre is approximately 1.5 miles away and provides a wide variety of supermarkets, retail outlets, hospitality & leisure venues as well as restaurants and bars. There is also a mainline railway station with trains to London and the North, there is also access to the motorway network at Junction 4 of the M40 at Cressex.

### DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road continuing for approximately 1.5 miles turning left just before the second major set of traffic lights into Mill End Road. Proceed to the end of the road turning left at the first roundabout and then right into Lane End Road. Take the first turning on the right into Pinewood Road, ascend the hill and at the brow of the hill there is a turning left into a driveway for 3 properties, pull into this driveway and the entrance to the driveway for this property is immediately in front of you.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band E

#### EPC RATING

D

#### MORTGAGE

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

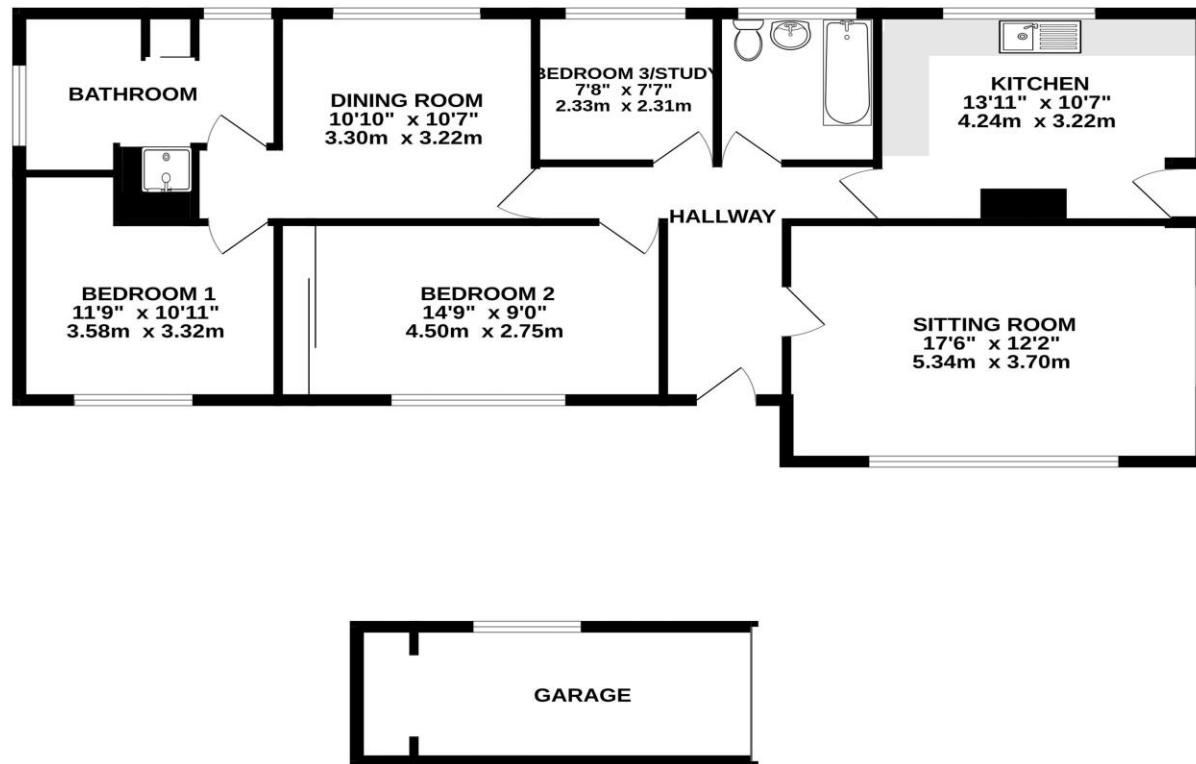
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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GROUND FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The **wye** Partnership