

A photograph of a two-story red brick house with a gabled roof. The house has several white-framed windows, including a large one on the ground floor and a smaller one on the upper floor. A small white porch with a dark roof is visible on the left side of the house. A dark brown wooden fence runs along the front of the property, and a large, well-manicured green hedge is positioned behind the fence. The sky is blue with some white clouds.

Shrimpton Road, High Wycombe, Buckinghamshire, HP12 4PL

A spacious and well-presented cluster home convenient to local amenities and transport links.

| Spacious 'Cluster' Home In A Popular And Convenient Location | Entrance Porch | Entrance Hall | Cloakroom | L-Shaped Lounge/Dining Room | Landing | Three Bedrooms | Bathroom | New Boiler | Gas Central Heating | Double Glazing | Enclosed Gardens | Garage | Viewing Recommended |

Situated on the southern outskirts of the town in a popular and extremely convenient location, a spacious three bedroom 'cluster' home. Accommodation comprising entrance porch, entrance hall, cloakroom, a good size L-shaped lounge/dining room with access to the garden and kitchen. To the first floor, three bedrooms and a white three-piece bathroom. The property does have double glazing and gas fired central heating complimented with a new boiler. To the outside there is an enclosed garden with patio area and summerhouse with the remainder laid to lawn. There is a garage which has recently been fitted with a new door. Viewing recommended.

Price... £375,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LOCATION

Situated just a stones throw from major stores such as Asda, John Lewis and Next, as well as having various restaurants, leisure facilities and convenience stores close by. The town centre is approximately 2 miles in distance and easily accessible. Junction 4 of the M40 is less than half a mile away and there is a mainline rail link to London in High Wycombe. Booker Common and surrounding countryside are within a few minutes walk.

DIRECTIONS

From the multi-roundabout system in High Wycombe ascend the A404 Marlow Hill and at the brow of the hill turn right onto Marlow Road, pass over the first mini-roundabout and turn right at the second into Cressex Road. Continue through the traffic lights to the roundabout and continue straight over to the next mini roundabout. Turn left into Holmers Farm Way and first left into Redman Road and first right into Shrimpton Road where No 7 can be found on the right-hand side fronting on to Holmers Farm Way.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

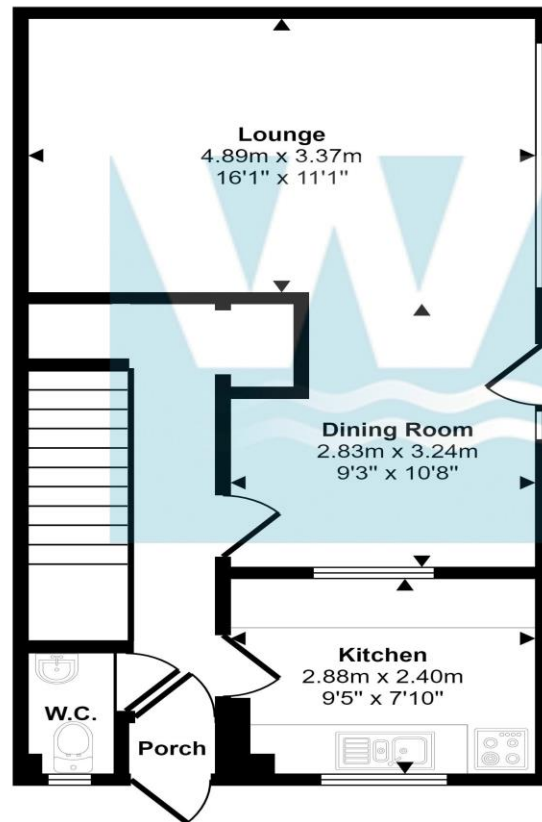
MORTGAGE

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

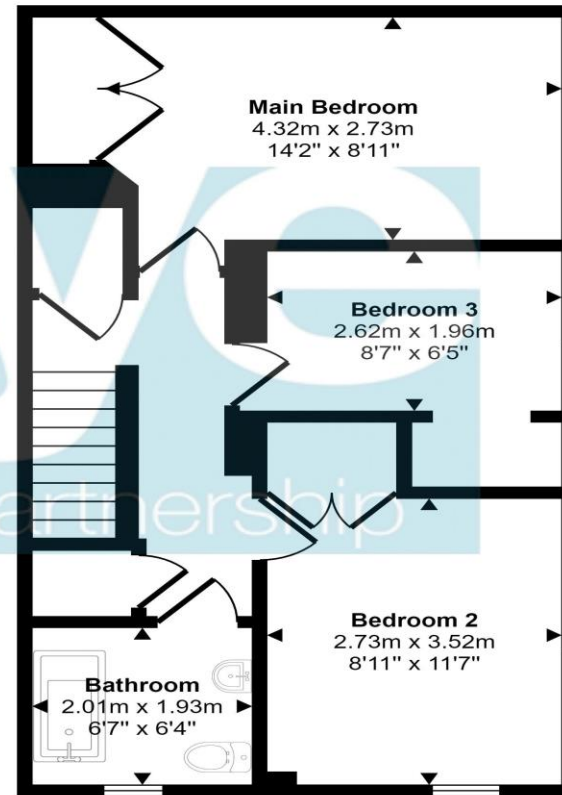
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
92 sq m / 989 sq ft



Ground Floor
Approx 45 sq m / 486 sq ft



First Floor
Approx 47 sq m / 504 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.

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The **wye** Partnership