

Havenfield Road, High Wycombe, Buckinghamshire, HP12 4SY

A much improved and well-presented terraced home in quiet walkway position.

| Well Presented and Improved Terraced Home in a Quiet Walkway Position
| Close to Parkland and Amenities | Reception Hall | Cloakroom | Lounge/Dining Room | Remodelled Fitted Kitchen | Landing | Three Good Size Bedrooms | Modern Bathroom | Gas Central Heating | Double Glazed Windows | Enclosed Rear Garden & Open Plan Front Garden | Garage and Parking at the Rear | No Onward Chain | Viewing Recommended |

Situated in a quiet walkway position and adjacent to parkland, a very well-presented terraced home which has been improved by the present owner and benefits from a re-modelled, modern fitted kitchen, modern bathroom and being well-presented throughout. In addition, this property has three good size bedrooms, a lounge/dining room and a downstairs cloakroom with WC. There is a garage situated at the rear of the property with parking, an enclosed garden to the rear and open plan garden to the front. No onward chain and viewing is highly recommended.

Price... Offers in the Region Of
£385,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	69
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



LOCATION

Situated in a favoured residential location close to recreational parkland, the property is within walking distance of local shops which cater for most day-to-day needs as well as having larger supermarkets, department stores, bars, restaurants and a cinema and gym all within easy reach. Junction 4 of the M40 is also within easy access. The town centre of High Wycombe is just under two miles away and provides a comprehensive range of facilities conducive to a major town centre and this includes a mainline railway station for London Marylebone & Birmingham.

DIRECTIONS

From the multi roundabouts in the town centre, ascend Marlow Hill, continue through all the traffic lights until reaching the roundabout at Junction 4 of the M40. Filter to the right lane taking the fifth exit off of the roundabout onto John Hall Way and then pass through the first set of traffic lights, pass over two roundabouts and then take the first turning left into Havenfield Road. Proceed for some distance and the property will be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

C

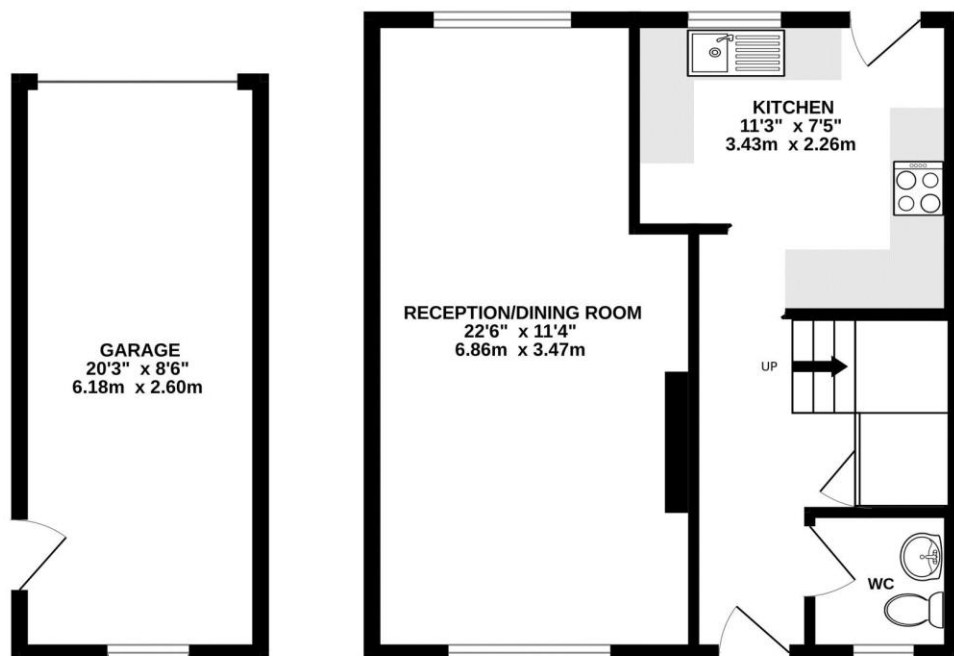
MORTGAGE

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

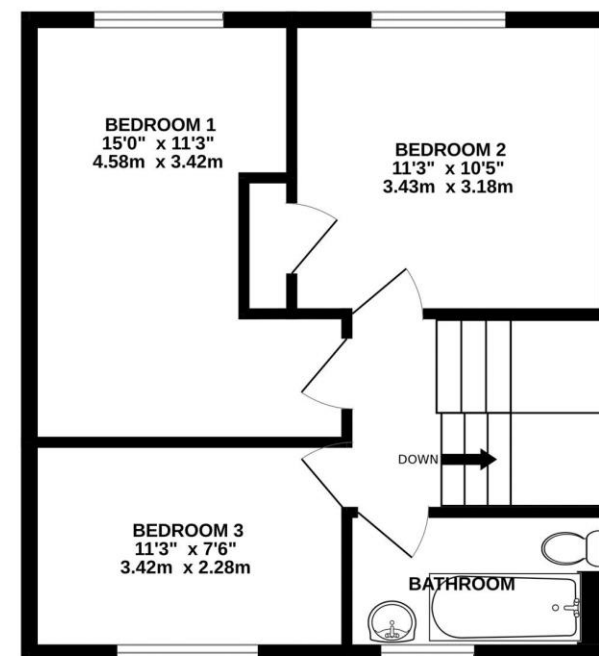
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
630 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 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