

West Wycombe Road, High Wycombe, Buckinghamshire, HP12 4AH



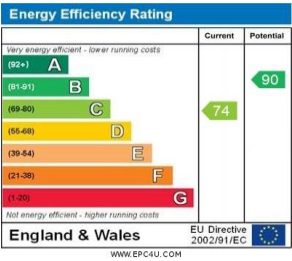
*An attractive three-bedroom semi-detached character cottage within a short walk of West Wycombe village and surrounding countryside.*

Delightful Character Cottage | Living Room With Fireplace | Separate Dining Room | Fitted Modern Kitchen with Integrated Bosch Appliances | Study/Utility | First Floor Landing | Three Double Bedrooms | Modern Refitted Family Bathroom | Gas Central Heating With Top Of The Range Worcester Bosch Digital Boiler | Double Glazed Windows | Delightful Enclosed Rear Garden | Detached Garage + Driveway Parking | Close To Open Countryside | Short Walk To West Wycombe Village | Good Decorative Order | Character Features | Viewing Recommended |

An extended period style semi-detached cottage offering a combination of character features & contemporary fittings. Situated within a short walk of West Wycombe village and surrounding countryside. The property comprises a bay fronted living room with a feature fireplace, separate dining room with exposed floorboards, a modern fitted kitchen and study. To the first-floor landing, three bedrooms and family bathroom. The property is heated by top of the range Bosch Boiler (fully Serviced) plus sealed unit double glazing. To the outside a driveway provides off-road parking with a detached garage. The rear gardens are very much a feature of the property being well-maintained with good size lawn and patio areas.

**Price... £475,000**

*Freehold*





### LOCATION

The property is situated on the fringe of West Wycombe Village which has a variety of shops which provide for most day-to-day needs. High Wycombe town centre is just over 2 miles away but easily accessible and provides a vast range of shopping and leisure facilities. Access to the M40 motorway at junction 4 High Wycombe is also easily accessible and there is a mainline rail link with London Marylebone for either High Wycombe Station or Saunderton station.

### DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road and continue for approximately 2 miles where the property can be found on the right-hand side, identified by a Wye Residential for sale board.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

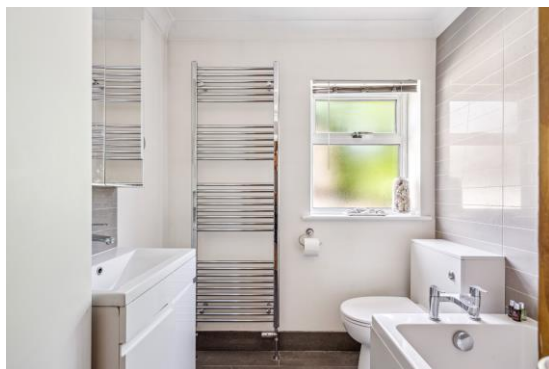
#### EPC RATING

C

#### MORTGAGE

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

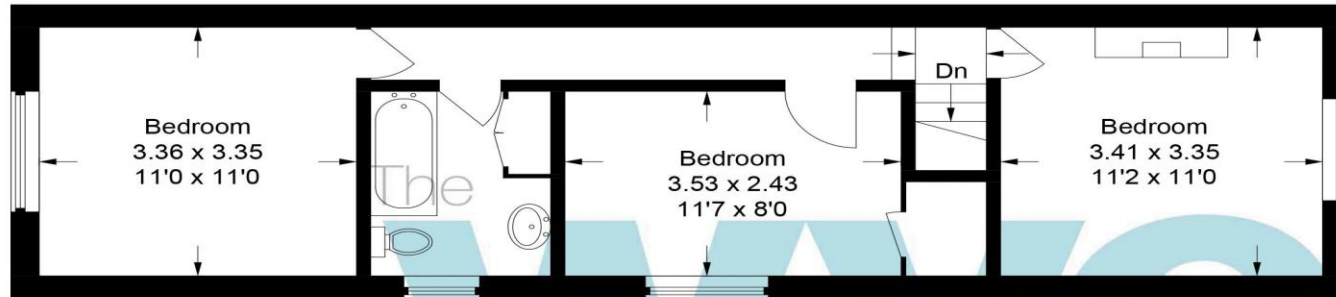
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



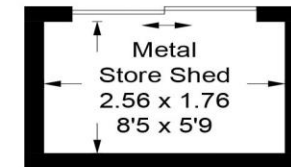


## 472 West Wycombe Road

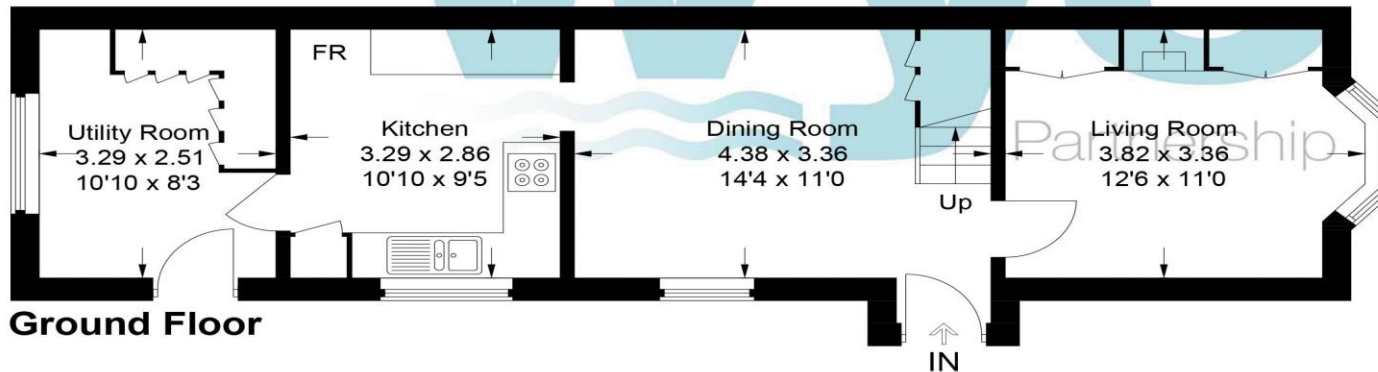
Approximate Gross Internal Area  
Ground Floor = 46.2 sq m / 497 sq ft  
First Floor = 44.7 sq m / 481 sq ft  
Garage = 10.6 sq m / 114 sq ft  
Shed = 4.5 sq m / 48 sq ft  
Total = 106.0 sq m / 1,140 sq ft



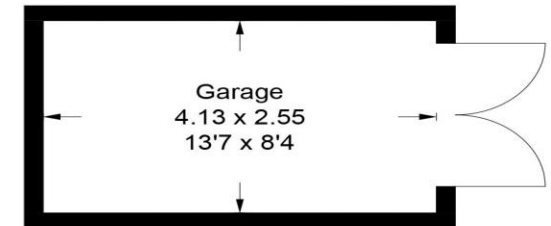
**First Floor**



(Not Shown In Actual Location / Orientation)



**Ground Floor**



(Not Shown In Actual Location / Orientation)

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