

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

An attractive three-bedroom character cottage near 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 & Triple Glazed Windows | Delightful Enclosed South Facing Rear Garden | Detached Garage + Driveway Parking | Close To Open Countryside 2 Min 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 2 minute 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 double bedrooms and family bathroom with modern white suite & Hans Grohe sanitaryware. The property is heated by top of the range Bosch Boiler (fully Serviced) plus sealed unit double glazing; triple glazed to the front. To the outside a driveway provides off-road parking for a few cars with a detached garage. The rear south facing garden is very much a feature of the property being a generous 20 metres in length with a well-maintained, good size lawn, established fruit trees, shrubs and 2 patio areas.

Price... £455,000

Freehold

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		90	
(81-91) B			
(69-80) C	74		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
			
www.epcau.com			



LOCATION

West Wycombe Village is a 2 min walk which has stunning and peaceful walks, as well as a variety of shops which provide for most day-to-day needs. There are great transport links on the doorstep Access to the M40 motorway at junction 4 High Wycombe is also easily accessible and there is a mainline rail link with 30 min trains to London Marylebone & Birmingham from 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

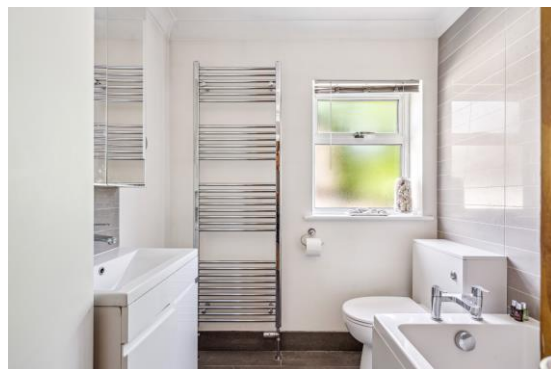
Band D

EPC RATING

C

MORTGAGE

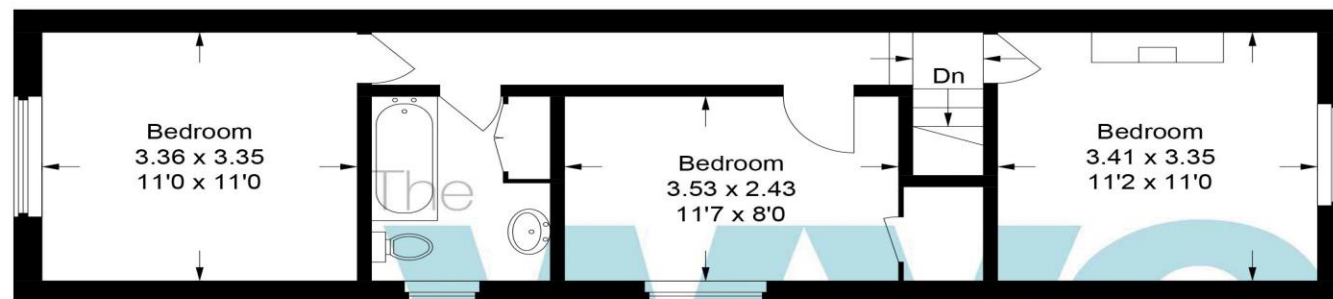
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



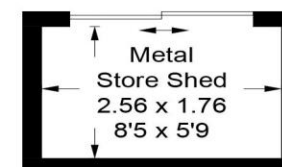
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

472 West Wycombe Road

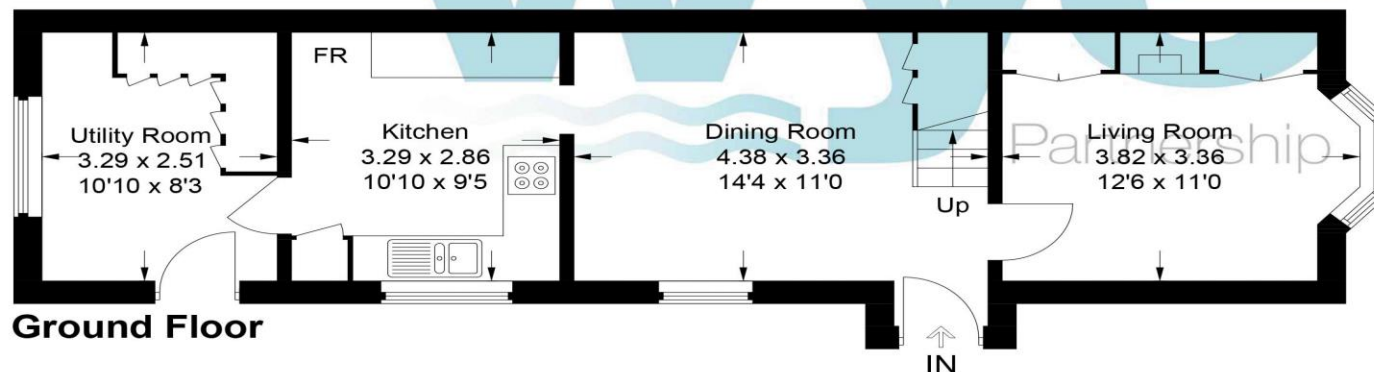
Approximate Gross Internal Area
 Ground Floor = 46.2 sq m / 497 sq ft
 First Floor = 44.7 sq m / 481 sq ft
 Garage = 10.6 sq m / 114 sq ft
 Shed = 4.5 sq m / 48 sq ft
 Total = 106.0 sq m / 1,140 sq ft



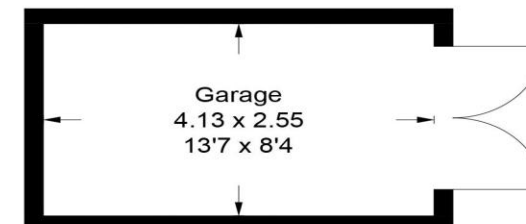
First Floor



(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