

Wingate Avenue, High Wycombe, Buckinghamshire, HP13 7QS



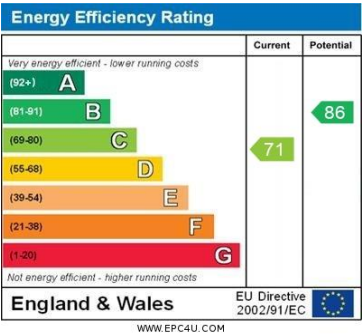
*A three-bedroom semi-detached property with large level garden to the North East of High Wycombe.*

| Semi-Detached Property | North East of High Wycombe | Popular Location  
| Entrance Hall | Cloakroom | Living Room | Kitchen | Three Bedrooms |  
Bathroom | Double Glazing | Gas Radiator Heating | Driveway for Several  
Vehicles | Large Rear Garden | Potential to Extend STPP | No Onward Chain

A semi-detached property to the North East of High Wycombe offering convenient access to the town centre and M40 at junctions 3/4. There is potential to extend STPP. The accommodation briefly comprises; entrance hall, cloakroom, living room, kitchen, three bedrooms, bathroom, double glazing, gas raditor heating, driveway parking for several vehicles, large level garden. No onward chain.

**Price... £450,000**

*Freehold*





### LOCATION

Situated just 1.5 miles to the east of the town centre, the property is located conveniently with a choice of convenience stores close by which cater for all day-to-day needs. Larger shopping facilities are also close by and the town centre and station is easily accessible. Close to local recreational facilities for children as well as being within walking distance of local schools.

### DIRECTIONS

From our office in Crendon Street, ascend the hill and take the first turning right after the railway station into Totteridge Road. Proceed for some distance, passing through the traffic lights and ascend the hill on the other side. At the top of the hill take the turning right into Wingate Avenue where the property can be found towards the end on the right.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band C

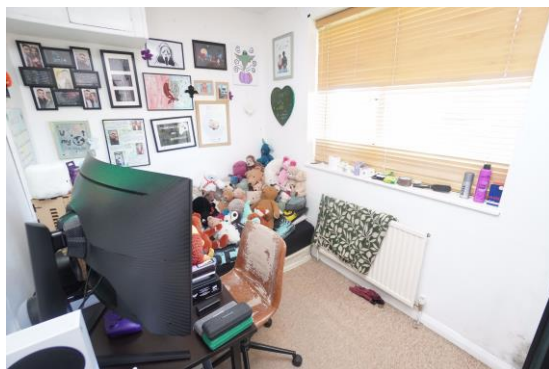
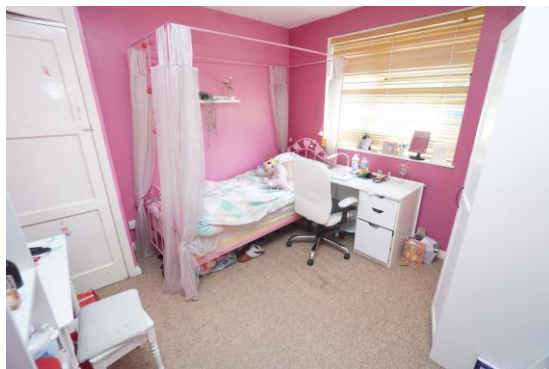
#### EPC RATING

C

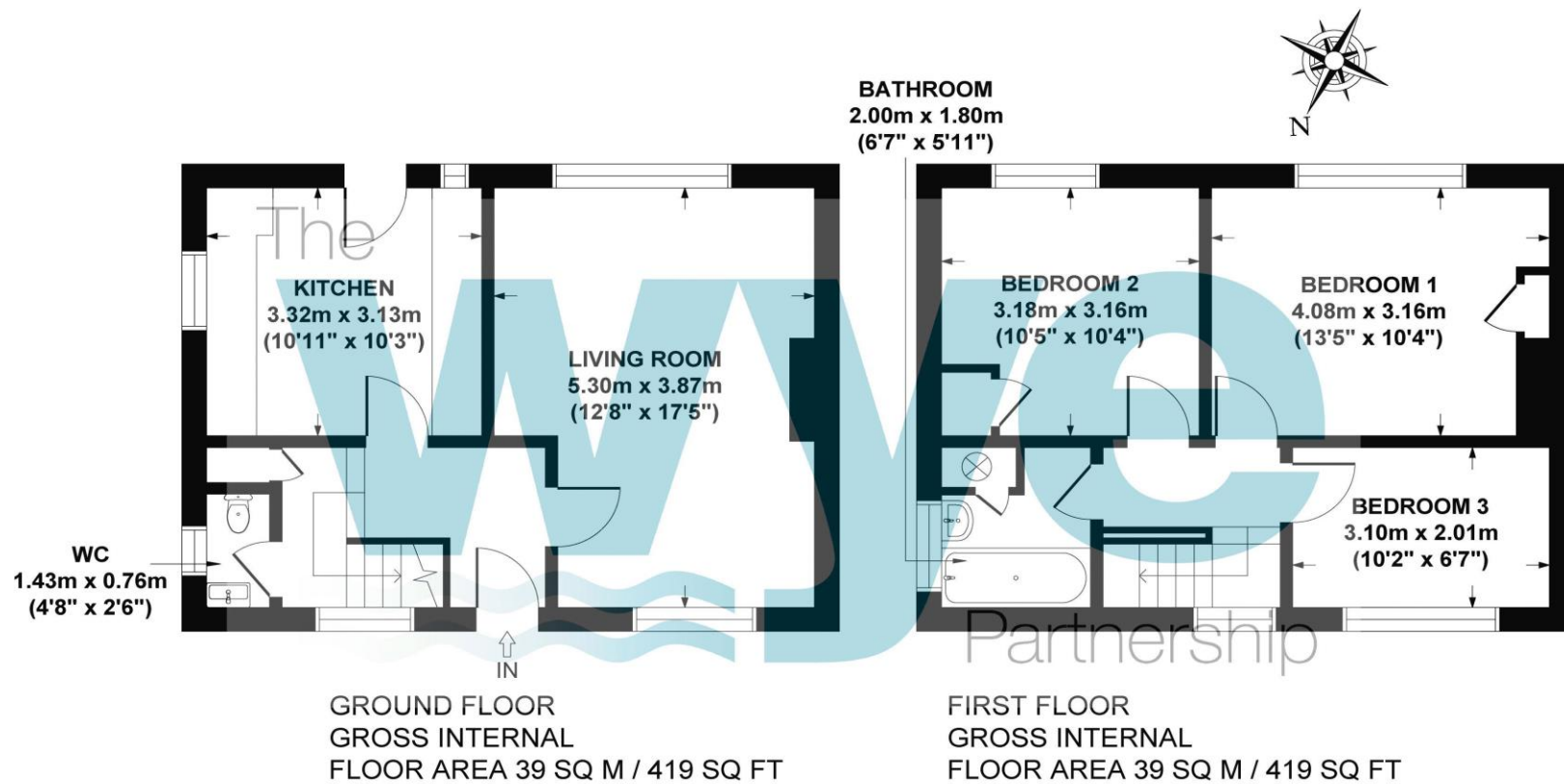
#### MORTGAGE

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.*







**WINGATE AVENUE, HIGH WYCOMBE, HP13 7QS**  
**APPROX. GROSS INTERNAL FLOOR AREA 78 SQ M / 838 SQ FT**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
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The **wye** Partnership