



Disraeli Crescent, High Wycombe, Buckinghamshire, HP13 5EL



*An extended detached family home much improved by the current owners situated in a popular location a stones throw from 'Hughenden Park'.*

- | Entrance Porch | Entrance Hall | Cloakroom | Extended Living Room | Kitchen/Dining Room | Utility Room | Landing | Three Bedrooms | Bathroom
- | Gas Central Heating | Garage | Good Size Plot |

A well-presented detached family home that has been extended on the ground floor comprising: Cloakroom, a large living room, a modern kitchen/dining room with access to the rear garden and utility room. To the first floor there are three bedrooms and a bathroom. The property has replacement double glazed windows and gas radiator heating. Situated in the sought-after Hughenden Park location, within easy reach of town centre amenities. The property occupies a good size plot that backs onto National Trust Woodland and enjoys delightful views to the front over surrounding countryside with a useful garden office.

Price... £529,950

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			82
(81-91) B			
(69-80) C			
(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	

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### LOCATION

The property is situated in a highly regarded and much sought after development within 5 minutes' walk of National Trust parkland. In contrast, the town centre, which provides a vast array of shopping, leisure, entertainment and hospitality facilities, as well as a mainline rail link to London, is approximately 1 mile away. The town offers good public transport links and access to the motorway network.

### DIRECTIONS

Leave High Wycombe on the A4128 Hughenden Road and after passing over the second mini roundabout turn left into Coates Lane. At the T junction bear right and continue along the road taking the first turning on the left into Tancred Road then first right into Disraeli Crescent where number 11 can be found on the left-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band E

#### EPC RATING

D

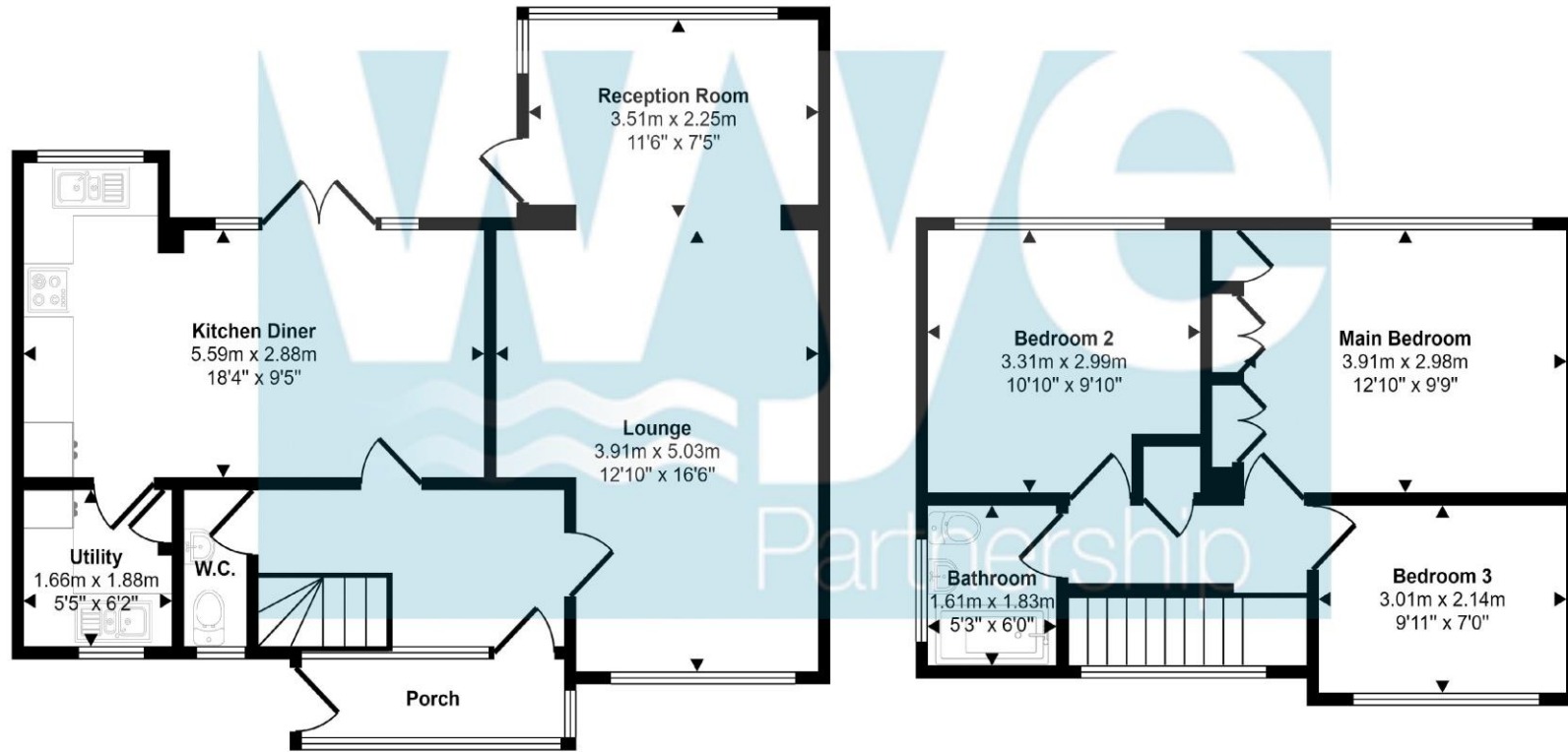
#### MORTGAGE

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  
100 sq m / 1075 sq ft



Ground Floor  
Approx 60 sq m / 648 sq ft

First Floor  
Approx 40 sq m / 426 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