



Hinton Close, High Wycombe, Buckinghamshire, HP13 5EG

An extended semi-detached house situated in a quiet tucked away cul-de-sac next to Hughenden Park.

| Extended Semi-Detached Home | Well Presented Throughout | Entrance Hall | Cloakroom | Open Plan Living Room /Kitchen With Centre Island | Landing | Three Bedrooms | Refitted Bathroom With Separate Shower Cubicle | Gas Central Heating With New Boiler | Rewired | Double Glazed | Landscaped Rear Gardens | Garage Plus Adjacent Parking Space | Viewing Strongly Recommended |

An extended semi-detached family home which is been modernised and improved by the present owners. Situated in a delightful cul-de-sac setting that enjoys views towards surrounding countryside. With accommodation comprising; entrance hall, cloakroom, a double aspect open plan L shaped living room/kitchen with a centre island and access to the rear garden, first floor landing, three bedrooms with Sharpe fitted wardrobes to the master bedroom, a re-fitted bathroom with a separate shower cubicle. The property is double glazed and is heated via a gas central heating system to radiators and has a replacement boiler. The gardens have been landscaped to the rear with a garage accessed by a service road with adjacent parking space.

Price... Offers in Excess of £425,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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.epc4u.com		



LOCATION

Situated 1.3 miles from the train station, yet enjoying delightful open space at Hughenden Park & Manor which is a just a stones throw away. The town centre offers a multiple range of shopping and leisure facilities including bars and restaurants, a wide choice of supermarkets and transport links. More localised shops for day-to-day needs can be found close by.

DIRECTIONS

From High Wycombe town centre proceed out along the A4128 Hughenden Road. At the second mini-roundabout turn left into Hughenden Avenue and ascend the hill, take the second turning on the right into Telford Way. Take the first turning right thereafter into Tancred Road and Hinton Close can be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

MORTGAGE

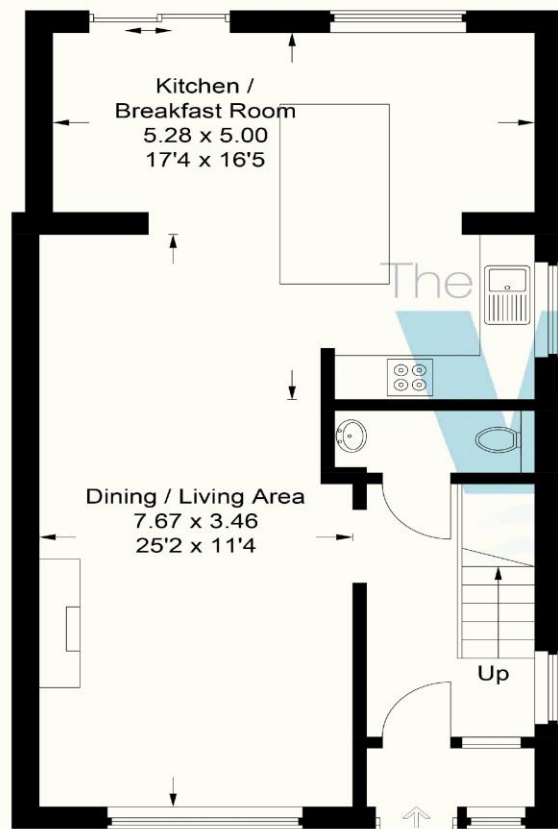
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

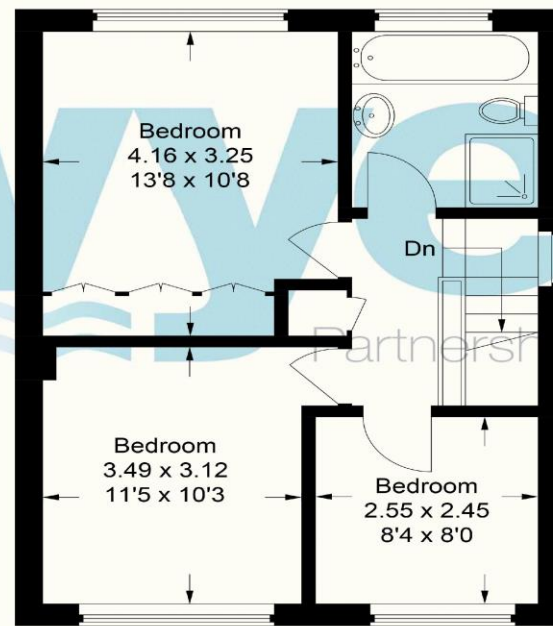


11 Hinton Close

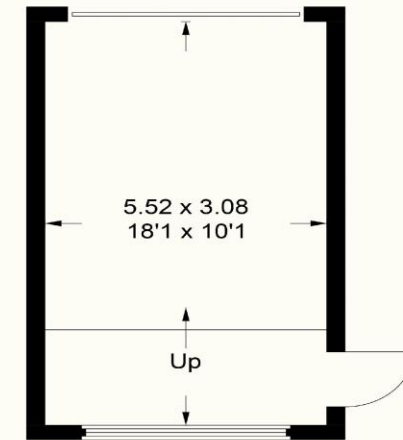
Approximate Gross Internal Area
 Ground Floor = 57.4 sq m / 618 sq ft
 First Floor = 42.5 sq m / 457 sq ft
 Outbuilding = 17.0 sq m / 183 sq ft
 Total = 116.9 sq m / 1,258 sq ft



Ground Floor



First 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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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership