



15 Alexandra Road, High Wycombe, Buckinghamshire, HP13 7AP

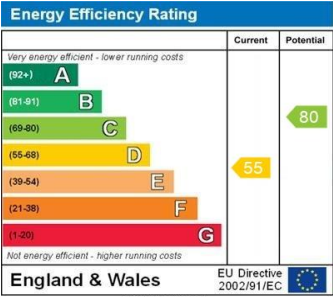
A delightful semi-detached home of character well-presented throughout located in a popular location convenient to town centre amenities.

| Extended Semi-Detached House | Entrance Hall | Living Room | Dining Room | Modern Kitchen | Utility Room | First Floor Landing | Two Double Bedrooms | Refitted Bathroom | Bedroom Three /Loft Room | Gas Central Heating With New Boiler | Double Glazing | Off Road Parking | Gardens | Popular Location | Easy Reach Of Town Centre Amenities And Train Station | Viewing Strongly Recommended |

A beautifully presented, extended, semi-detached house which combines character and contemporary features. Situated within a popular location a short distance from 'The Rye Park' and within easy reach of town centre amenities and train station. Comprising entrance hall, two separate reception rooms, a modern refitted kitchen and utility room. Two double bedrooms and a refitted bathroom suite on the first floor with stairs rising to the loft space which has been converted as an option for a third bedroom. There is a driveway to the front with rear garden that is laid to lawn with a decked terrace.

Price... £500,000

Freehold



LOCATION

Situated in a highly regarded residential area within walking distance of the town centre and a short walk to local schools. The town itself offers a wide range of shopping, leisure and recreation facilities as well as the main line railway station delivering access to London Marylebone in under half an hour. The 50-acre Rye Park is within walking distance and access to the M40 motorway is a short drive away at either Junction 4 Handy Cross or Junction 3 Loudwater.

DIRECTIONS

From our office in Crendon Street proceed out along the A40 London Road. Continue over the first mini roundabout and turn first left at the second mini roundabout into Pinions Road and then first right into Alexandra Road where Number 15 can be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Level D

EPC RATING

D

MORTGAGE

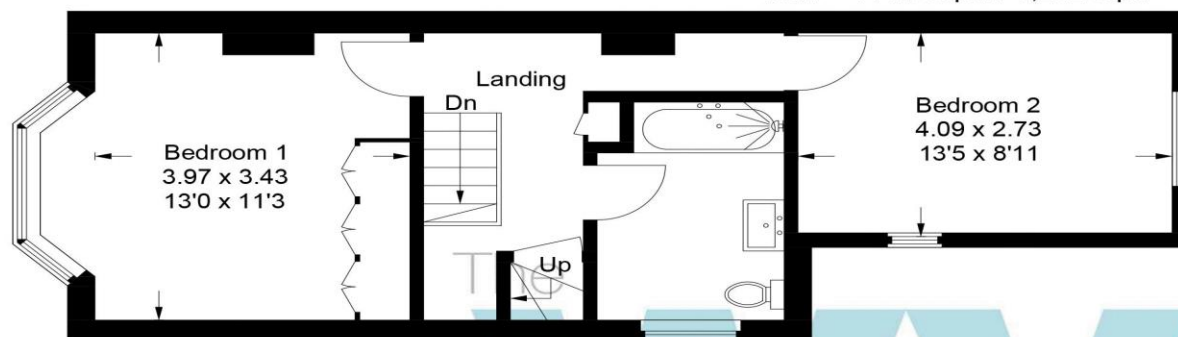
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



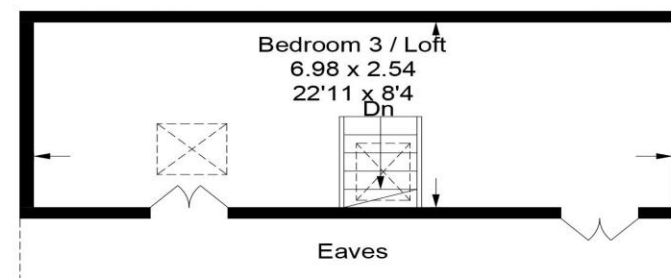
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

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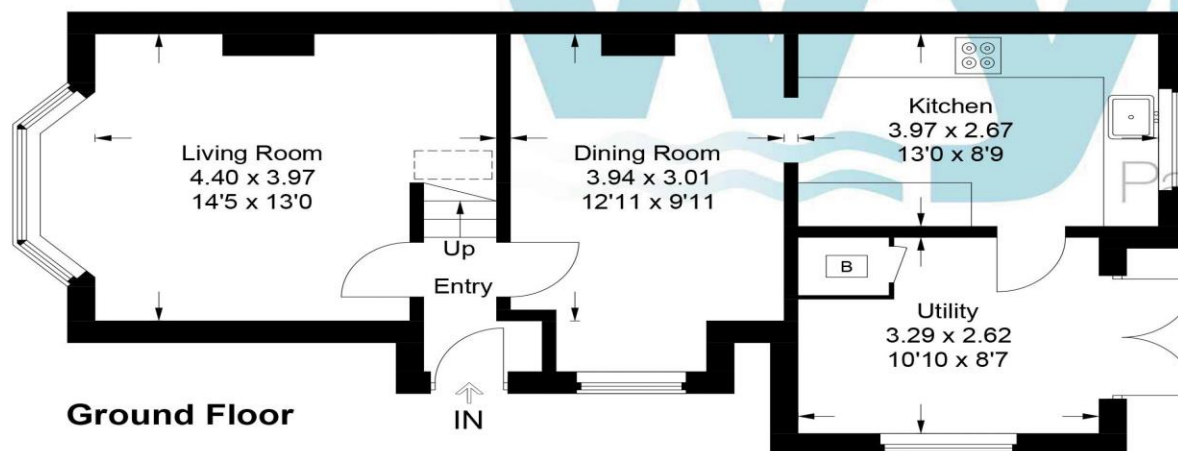
Approximate Gross Internal Area
 Ground Floor = 54.0 sq m / 581 sq ft
 First Floor = 42.7 sq m / 460 sq ft
 Second Floor = 17.8 sq m / 191 sq ft
 Total = 114.5 sq m / 1,232 sq ft



First Floor



Second Floor



Ground Floor

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