

Cock Lane, High Wycombe, Buckinghamshire, HP13 7EA

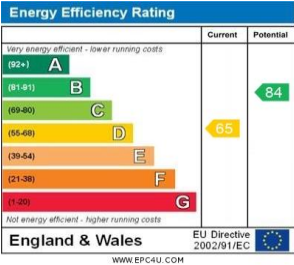
We are delighted to offer for sale this traditional bay fronted three-bedroom semi detached house located in a popular road to the East side of High Wycombe a short drive from open countryside and Tylers Green.

Covered Porch | Entrance Hall | Lounge With Bay Window | Separate Dining Room | Modern Fitted Kitchen | Rear Lobby | Ground Floor Cloakroom | First Floor Landing | Three Bedrooms | Built In Wardrobes | Modern Bathroom With Fitted White Suite | Highly Regarded Residential Location | Garage | Additional Driveway Parking | Good Size Level rear garden | Gas Central Heating To Radiators | Double Glazed Windows | Ventilation Vent | In Need Of Redecoration | No Upper Chain | Highly Regarded And Sought After Area | Close To Open Countryside | We Hold Keys |

We are delighted to offer for sale this traditional, bay fronted three-bedroom, semi detached house, located in a popular road to the East side of High Wycombe, a short drive from Tylers Green. The property does require redecoration throughout but offers ample room for improvement and extension subject to planning consents. Heated by gas central heating to radiators the property has double glazed windows, a ventilation vent allowing a constant flow of fresh air, two reception rooms, kitchen with rear lobby and cloakroom, three bedrooms and a refitted bathroom. Externally the property has a very good size level rear garden plus a garage and additional driveway parking. Being sold vacant with no upper chain we hold keys for early viewings.

Price... £425,000

Freehold



LOCATION

Situated between High Wycombe and Penn in a highly desirable location close to open fields and woodland. Wycombe Retail Park and other shops are approximately half a mile away and cater for all day-to-day needs. High Wycombe town centre is only 2 miles away and has a regular bus service running along the A40 into the town with a multitude of shopping facilities and train station with mainline into London Marylebone. Access to the M40 London bound can be gained at Junction 3 at Loudwater, just 1 mile away.

DIRECTIONS

In an approach from High Wycombe leave on the A40 London Road and at the third set of traffic lights, turn left into Cock Lane, up and over the railway bridge; the property is located on the right-hand side, just opposite the turning to Olympic Way.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

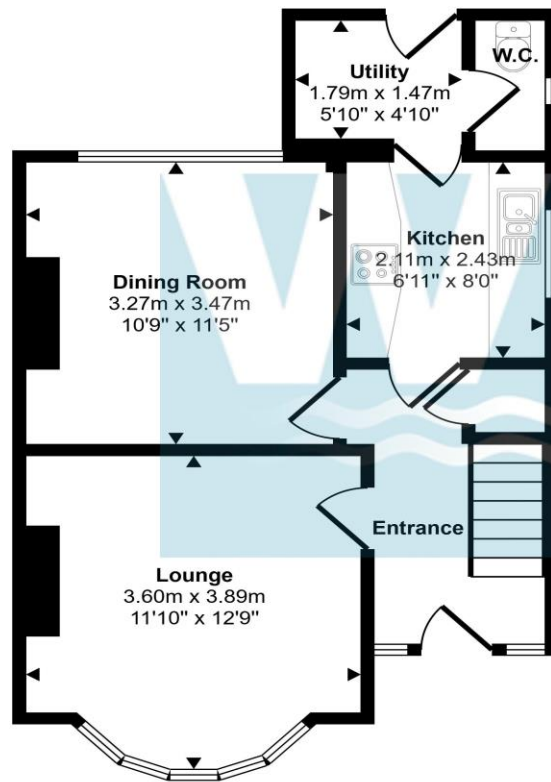
MORTGAGE

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

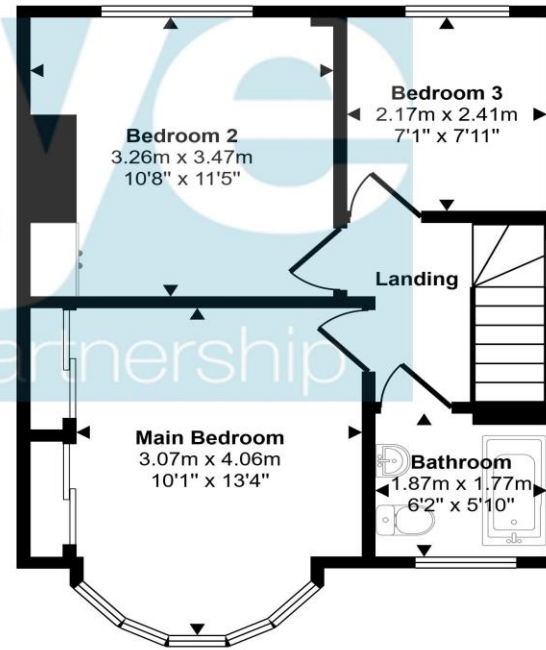
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
81 sq m / 874 sq ft



Ground Floor
Approx 42 sq m / 452 sq ft



First Floor
Approx 39 sq m / 422 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