

Bookerhill Road, High Wycombe, Buckinghamshire, HP12 4EY



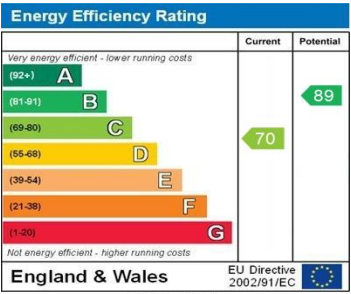
*We are pleased to offer this well kept two-bedroom home with a share of the freehold.*

| Spacious Split-Level Maisonette | Private Entrance | Living Room | Kitchen  
| Two Good Size Bedrooms | Bathroom | Double Glazing | Gas Radiator Heating With Replacement Boiler | Long Lease | Allocated Parking | Well Presented Throughout | Convenient To Local Amenities And M40 Motorway Access | Share Of Freehold |

A well presented, two-bedroom maisonette with private entrance and accommodation over two floors. The property has a share of freehold and holds the balance of a 999-year lease. This lovely home comprises; living room, lounge/dining room, landing, two bedrooms and bathroom, with double glazing and a gas central heating system that benefits from a new gas boiler installed in 2024. To the outside there are communal lawns with allocated parking.

**Price... £265,000**

Share of Freehold





### LOCATION

Situated in a residential location, the property has convenience stores close by which cater for most day-to-day needs whilst larger supermarkets and a department store are easily accessible by car as well as leisure facilities and hospitality venues. The town centre of High Wycombe is approximately 2-miles away and provides a vast selection of shopping facilities and mainline rail link to London Marylebone. The M40 motorway is just a short drive.

### DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road after passing the new Eden shopping centre. Just before reaching the second major set of traffic lights turn left into Mill End Road and continue to the roundabouts. Bear left and ascend New Road and take the first turning on the right into Bookerhill Road where the property can be found on the left-hand side.

### ADDITIONAL INFORMATION

Share of Freehold; 959 Years remaining; Service Charge; £1544.94 Per annum: There is no Ground Rent charge.

### COUNCIL TAX

Band C

### EPC RATING

C

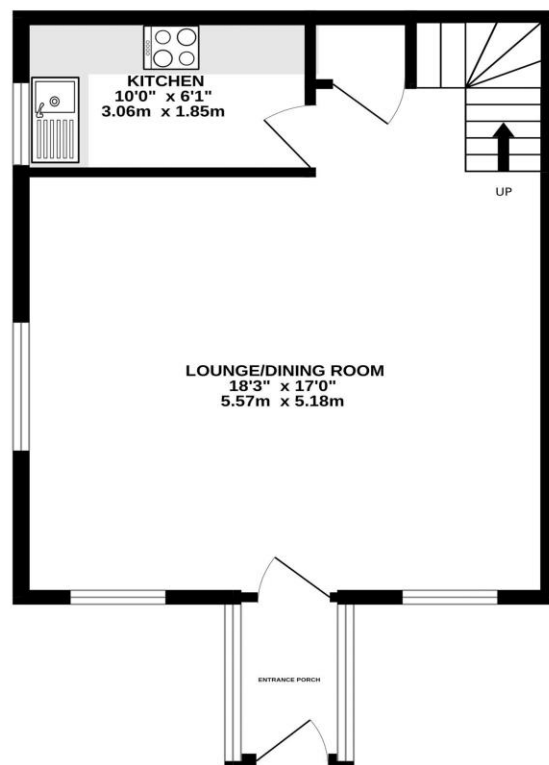
### MORTGAGE

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

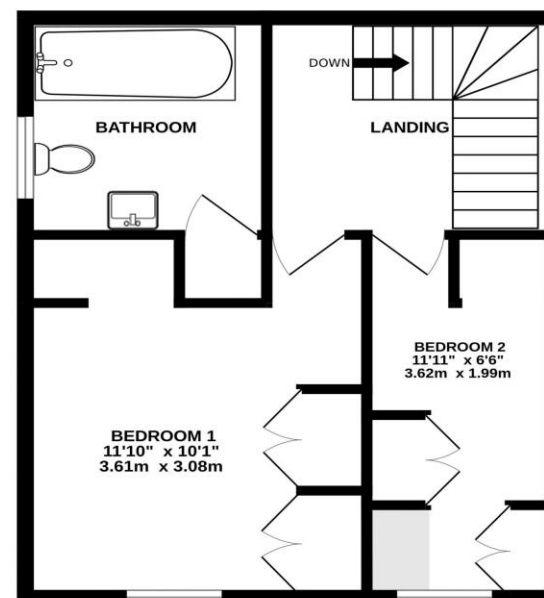
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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The **wye** Partnership