

Chartwell Way, High Wycombe, Buckinghamshire, HP11 1FZ

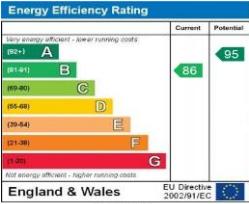
We are delighted to offer for sale this immaculate three/four bedroom home, forming part of the imposing terrace on the second phase of this prestigious development and overlooking a tributary of the river Wye.

Covered Porchway | Entrance Hall | Ground Floor Cloakroom | Fully Fitted Kitchen With Integral Appliances | Large Lounge/Dining Room | First Floor Landing | Sitting Room/Bedroom Four | Bedroom Three | Family Bathroom | Second Floor Landing | Bedrooms One And Two | Family Bathroom | Bedrooms With Built In Wardrobes | Underfloor Heating | Double Glazing | Redecorated Throughout | Enclosed South West Facing Rear Garden | Car Barn With Additional Parking | Superb Location Overlooking Quiet Stream | Highly Regarded Development On 4.5 Acres | Doorstep Woodland Walks And Cycle Paths | Close To Town Centre And Station |

We are delighted to offer for sale this immaculate three/four bedroom home, forming part of the imposing terrace on the second phase of this prestigious development and overlooking a tributary of the river Wye. Having been redecorated throughout, the property offers nearly 1500 sqft of accommodation, split over 3 floors with underfloor heating and double glazed windows. The kitchen is fitted with a quality range of units, which include appliances and is open plan to a large lounge/dining room with direct access to the lovely, enclosed, rear garden. The flexibility of the versatile living space offers buyers the freedom of choice on use, the bathrooms and cloakroom are top quality. Externally, in addition to the south westerly facing garden, is a parking and car barn. The front of the property is delightful with a quiet access only road and beautiful outlook. The location is second to none and viewing is highly advised.

Price... £560,000

Freehold



LOCATION

One of the best positions on the development and located one and a half miles to the East of High Wycombe within the sought after Wye Dene development which is set in 4.5 acres of landscaped space with tree-lined walkways, riverside walks, fitness trails and cycle routes. Within easy access of the town centre with its main line railway station providing 30 minute trains to London Marylebone as well as direct links to Oxford and Birmingham. There are a large range of leisure, shopping and recreational activities close by. The M40 motorway can be easily reached via Junction 4 at Handy Cross or junction 3 at Loudwater.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue across two mini-roundabouts. After the second bear right at the traffic lights into Wye Dene and upon approaching the roundabout take the second exit into Sierra Road, follow the road down where Chartwell Road can be found on the left hand side just after the bridge that goes over the stream.

ADDITIONAL INFORMATION

We are advised that there is an Estate Charge of £ per annum.

COUNCIL TAX

Band D

EPC RATING

B

MORTGAGE

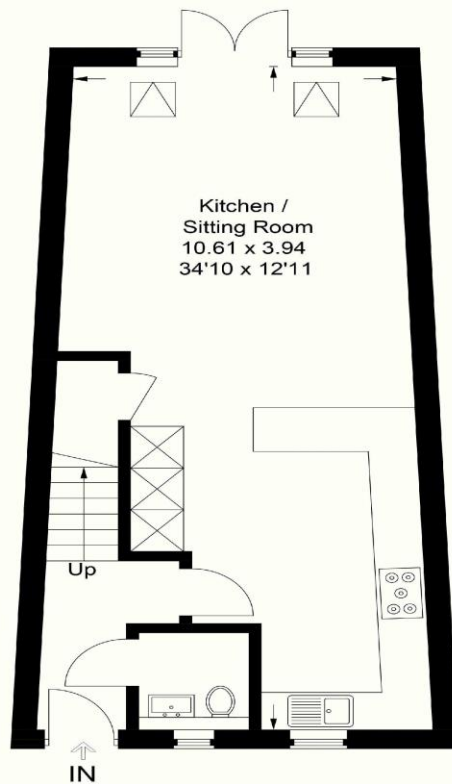
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.

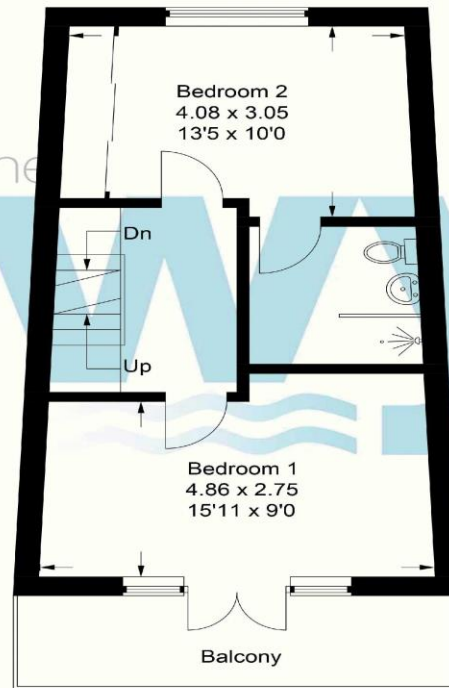


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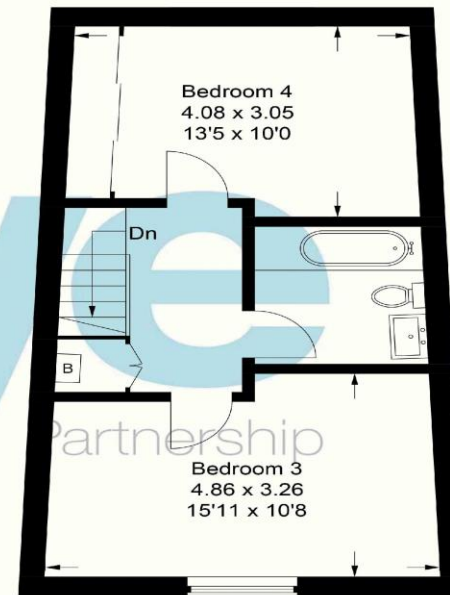
Approximate Gross Internal Area
 Ground Floor = 47.0 sq m / 506 sq ft
 First Floor = 39.6 sq m / 426 sq ft
 Second Floor = 39.4 sq m / 424 sq ft
 Total = 126.0 sq m / 1,356 sq ft
 (Excluding Car Port)



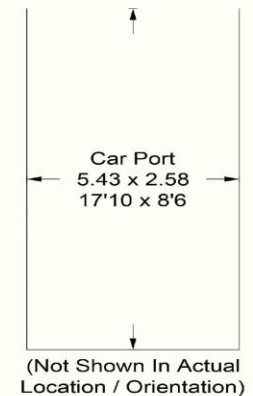
Ground Floor



First Floor



Second 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