

California Way, High Wycombe, Buckinghamshire, HP11 1AQ

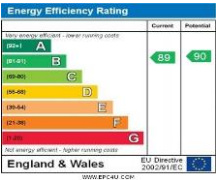
A beautifully presented, modern, three/four bedroom semi-detached home over three floors with spacious versatile accommodation.

| A Modern, Versatile, Three Storey, Semi Detached Home | Popular Pine Trees Development, Daws Hill Lane | Small Drive Of Just 6 Homes | Reception Hall | Cloakroom | Fitted Kitchen/Dining Room | First Floor Landing | Living Room/Bedroom | L Shaped Master Bedroom | Family Bathroom | Second Floor Landing | Two Further Double Bedrooms | Shower Room | Gas Central Heating | Double Glazed Windows | Enclosed, Walled Gardens | Large Garage With Additional Workshop Area Plus Driveway Parking | Viewing Strongly Recommended |

Situated on the fringe of the Pine Trees Development, in a small drive of just 6 homes, is this spacious and versatile, semi detached, three storey property, built in 2016 to a high specification and now offered for sale in excellent order throughout. The versatility of the accommodation allows for three bedrooms and two reception rooms, or, as an alternative, four bedrooms and one reception room with a large fitted kitchen/dining room, ground floor cloakroom, first floor with a large L shaped master bedroom, family bathroom and second floor shower room. To the outside, there is driveway parking to the side of the property and large garage that incorporates a workshop area. There are good sized, landscaped, walled gardens to the rear that have matured with an abundance of plants and shrubs and now provide a delightful social space. Situated within easy reach of highly regarded junior, secondary and grammar schools and close proximity to M40 motorway access, plus a short distance to the town centre and station. Viewing is strongly recommended.

Price... £550,000

Freehold



LOCATION

Situated on the south eastern side of High Wycombe, approximately 1.5 miles from the town centre, on a modern development with local Morrisons providing for day to day needs with larger supermarkets close by. The town centre offers an array of leisure facilities, bars and restaurants as well as the Eden Shopping Centre. The town has a mainline railway station with direct routes to London, Oxford and Birmingham. The property is also situated conveniently for both junctions 3 and 4 of the M40 motorway.

DIRECTIONS

From the multi roundabout system in High Wycombe, ascend Marlow Hill turning left, just before the traffic lights, into Daws Hill Lane. Proceed along Daws Hill Lane and on reaching the roundabout, take the third exit (continuing on Daws Hill Lane rather than turning in to the Pine Trees Development) and then take the first turning left and left again into California Way. The property can be found on the right.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

B

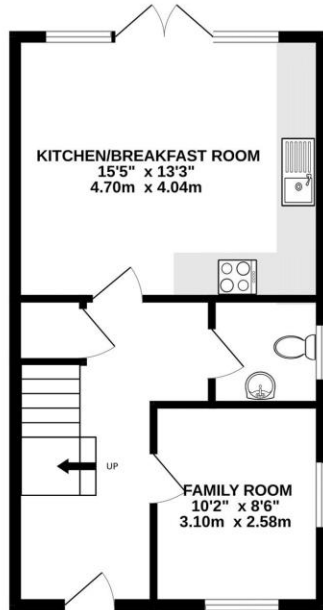
MORTGAGE

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

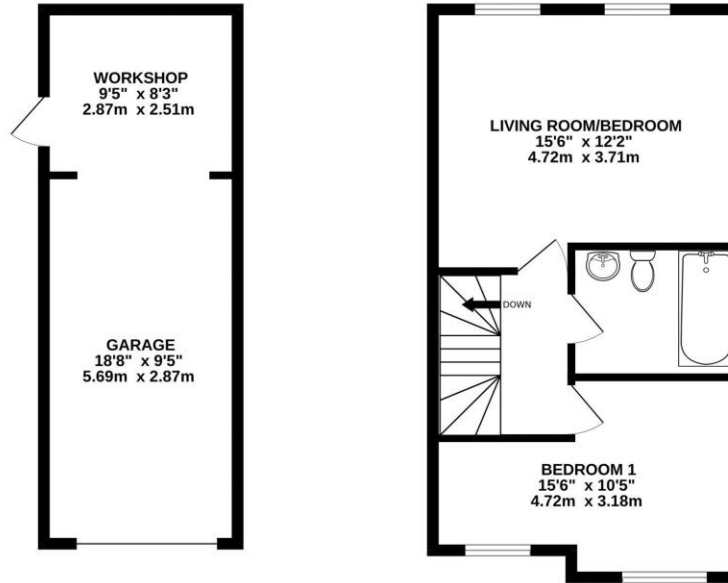
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



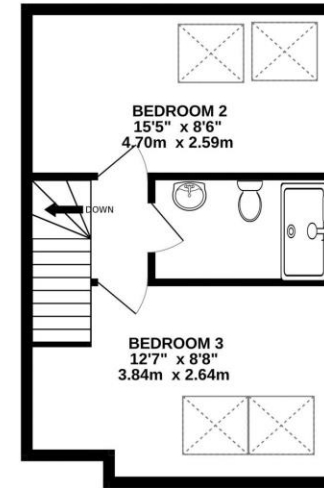
GROUND FLOOR
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.5 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