

Barberry Road, High Wycombe , Bucks, HP10 9GJ

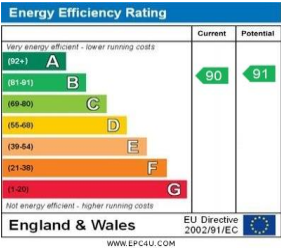
We are pleased to offer for sale this recently completed, three-bedroom, two-bathroom, terrace house located on the highly regarded and much sought after Pine Trees development, built by well-known quality builders Berkeley Homes.

Overhung Porch | Entrance Hall | Fitted Kitchen Including Appliances | Ground Floor Cloakroom | Large Open Plan Lounge/Dining Room | First Floor Landing | Three Bedrooms | En-Suite Shower To Master | Family Bathroom | Zonal Underfloor Heating To Ground Floor | Double Glazed Windows | Recently Completed By Berkeley Homes | Enclosed Rear Garden | Allocated Off Road Parking | Highly Regarded Pine Trees Development | Miles Of Open Parkland, Play Areas And Wooded Walks | Excellent Location For Junction 4 Of M40 At Handy Cross |

We are pleased to offer for sale this recently completed three-bedroom, two-bathroom, terrace house, located on the highly regarded and much sought after Pine Trees development, built by well known, quality builders, Berkeley Homes. The property is in as new condition and has a modern fitted kitchen with a comprehensive range of integral appliances, ground floor cloakroom, large lounge/dining room, generous landing with three bedrooms, family bathroom plus en-suite shower to the master. The property offers zonal underfloor heating to the ground floor, with a traditional wet radiator system to the first floor and double-glazed windows. The garden to the rear is enclosed and there is allocated car parking. Located on this highly rated development with miles of open playing areas and walks on the doorstep, an internal viewing is a must to appreciate this quality family home.

Price... £513,000

Freehold



LOCATION

Abbey Barn Park is a new development by Berkeley Homes and is bordered by parkland and wooded copse. The development is situated between High Wycombe and Flackwell Heath with differing levels of amenities and there are also an array of shops and supermarkets all within a short distance. Access to the M40 is close by at junctions 3 or 4 and a mainline rail service is available in High Wycombe town centre which is approximately 1.25 miles away.

DIRECTIONS

From the multi roundabouts in the town centre, ascend Marlow Hill and take the first turning left just before the lights into Daws Hill Lane. Continue along Daws Hill Lane towards Flackwell Heath, pass over the first large roundabout at the Pine Trees Development and continue until reaching the next roundabout and turn left into Abbey Barn Lane. Pass under the bridge and then take the first turning left into Aspen Road. Proceed for a short distance and turn right into Orchid Drive, follow the road around the bend to the left and take first turning left and then left again into Barberry Road.

ADDITIONAL INFORMATION

COUNCIL TAX

Band B

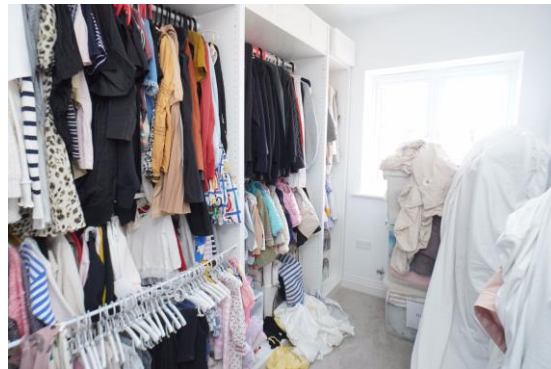
EPC RATING

B

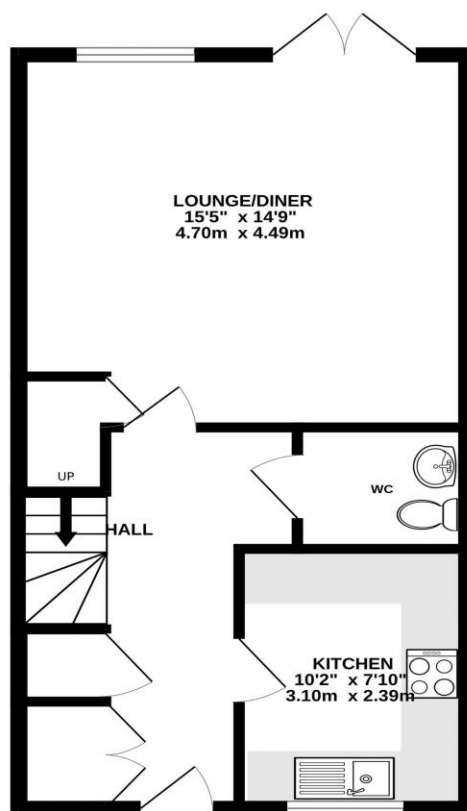
MORTGAGE

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

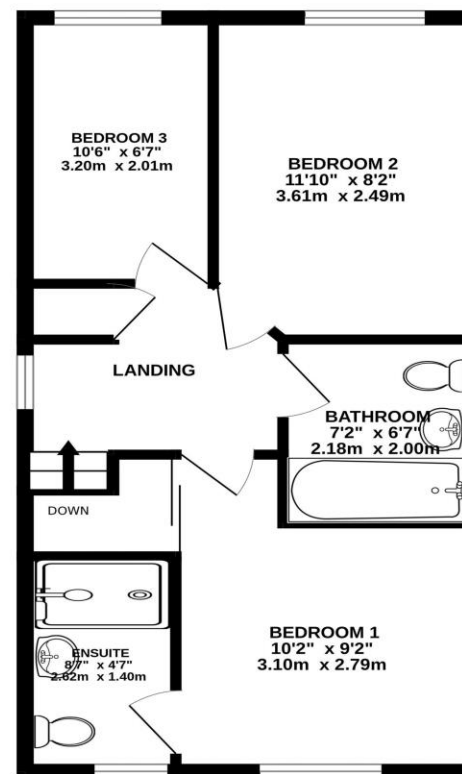
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 931sq.ft. (86.5 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