

Plomer Hill, High Wycombe, Buckinghamshire, HP13 5LL

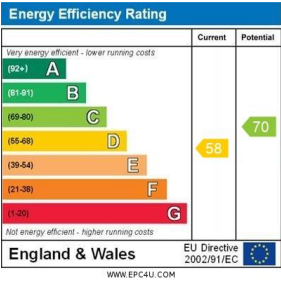
A three-bedroom end of terrace house offering excellent potential situated in this popular location with no onward chain.

Entrance Porch | Entrance Hall | Good size Through Lounge/Dining Room | Extended Kitchen With Breakfast Area | First Floor Landing | Three First Floor Bedrooms | Family Bathroom | Gas central Heating To Radiators | Double Glazed Windows | Additional Extension Potential | Enclosed Rear Garden | Open Plan Front Garden | In Need of Some Updating And Improvement | Sold With No Upper Chain | Popular Residential Area Close To Open Woodland | We Hold Keys For Viewings |

An extended three-bedroom semi detached home requiring some updating and with scope for further extension subject to the normal planning permissions. Situated within easy reach of local schoos, amenities and Downley Common. With accommodation comprising: entrance porch, open plan double aspect living room with fireplace and patio doors to garden, 19' kitchen also giving access to the rear. There are three first floor bedrooms and a bathroom. The property is double glazed and has a gas central heating system to radiators. To the outside, gardens are laid to lawn with a garage and parking located to the rear.

Price... £400,000

Freehold



LOCATION

A short walk to Downley Village, close to 'The Common' local shops, public houses and highly regarded schools. Convenient also for High Wycombe town centre and a whole host of amenities to include mainline railway station (with 25-minute trains to London), large supermarkets, department stores, restaurants, hospital, cinema and bowling alley. The renowned Hughenden Park, Hughenden Manor and the National Trust village of West Wycombe are all close by.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe and continue for approximately a mile and a half. Upon reaching the second major set of traffic lights turn right into Plomer Hill. Ascend the hill and as the road levels at the top take the second turning left into Littleworth Road, 62 Plomer Hill can be found on your right-hand side clearly indicated by the Wye Partnership for sale board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

MORTGAGE

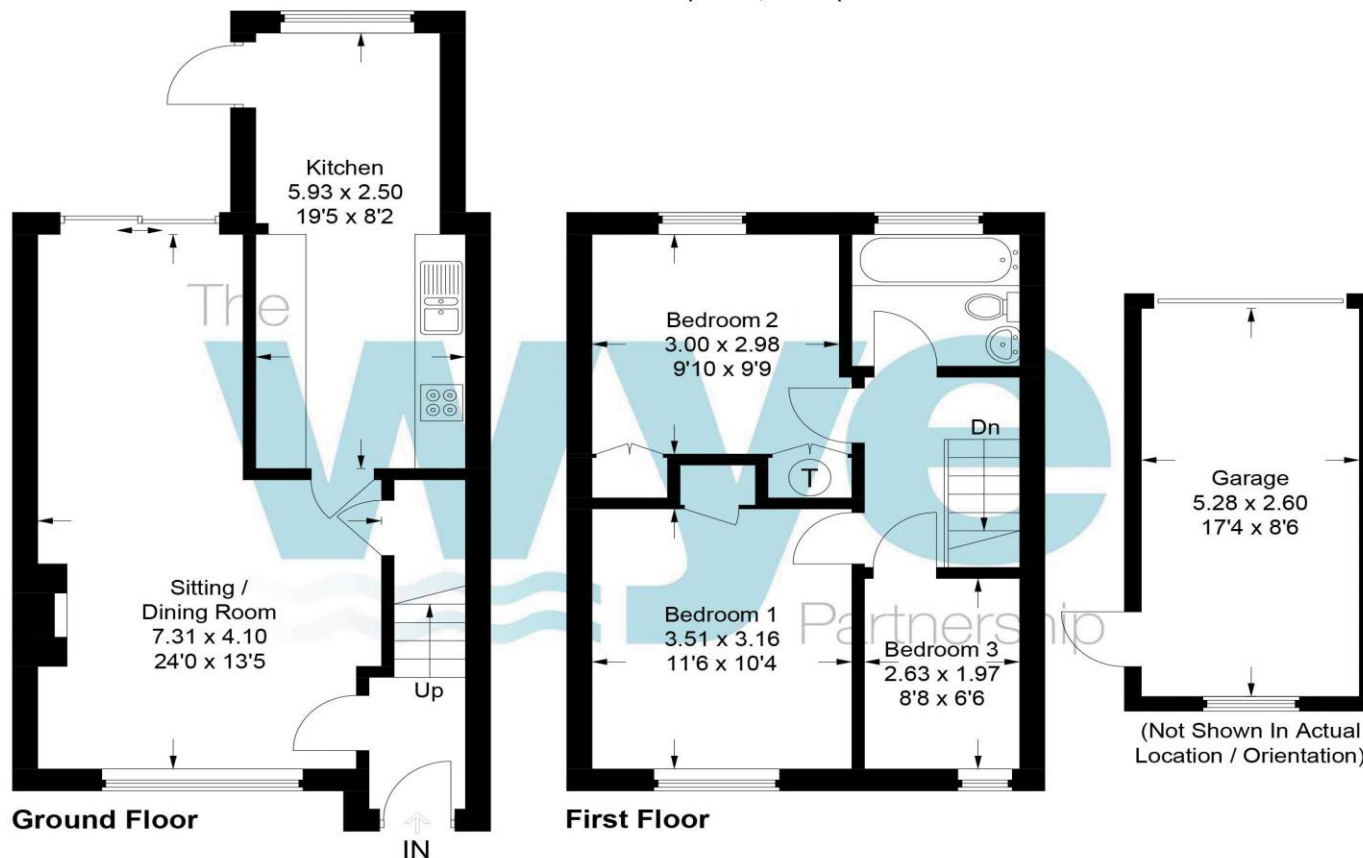
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



62 Plomer Hill

Approximate Gross Internal Area
 Ground Floor = 44.5 sq m / 479 sq ft
 First Floor = 37.2 sq m / 400 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 95.5 sq m / 1,027 sq ft



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