



Plomer Hill, High Wycombe, Buckinghamshire, HP13 5JQ

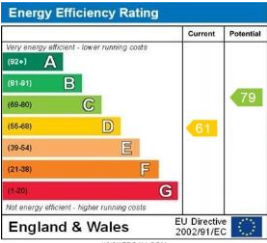
A substantial bay fronted three-bedroom semi detached house situated on a large plot on the west side of High Wycombe close to West Wycombe village.

Covered Porch | Character Entrance Hall | Large Double Aspect Lounge/Dining Room With Feature Open Fireplace | Separate Family Room With Log Burner | Large Kitchen/Breakfast Room | Utility Room | Ground Floor Cloakroom | Rear Lobby | First Floor Landing | Four Bedrooms (Three Doubles) | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Garage | Bay Windows | 200' Plot Front To Back | In Need Of Some Updating | Large Rear Gardens | Ample Room For Extension Up Or Out | Popular West Side Location |

We are delighted to offer this character, halls adjoining, bay fronted, three-bedroom semi detached house situated on a large plot on the west side of High Wycombe close to West Wycombe village. The property has been in the same ownership for decades and offers large accommodation set over two floors with ample scope for extension. Heated by gas central heating to radiators and with double glazed windows the property has two large reception rooms, kitchen and ground floor cloakroom. To the first floor are four bedroom and a family bathroom. The plot extends to approaching 200' from front to back and tapers at the rear boundary, it has a garage with ample driveway parking and room to extend the house upwards or outwards subject to the usual planning consents. Although in need of updating to a degree, this stunning family home affords an excellent chance to a purchase an already large family home.

Price... £525,000

Freehold



LOCATION

Downley village is within easy reach and has a good range of amenities including a Co-Op local. High Wycombe Town Centre is a short drive or bus ride away with its bustling Old Town and Eden Shopping Complex with high street stores, restaurants and cinema/bowling complex. Wycombe Swan Theatre hosts quality shows, concerts and comedians. The mainline Train Station provides regular fast service to London Marylebone and Birmingham and the M40 can be accessed from Junc 4 to London, Oxford and the North.

DIRECTIONS

From High Wycombe town proceed out along the A40 West Wycombe Road and at the second major set of traffic lights turn right into Plomer Hill. The property can be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

MORTGAGE

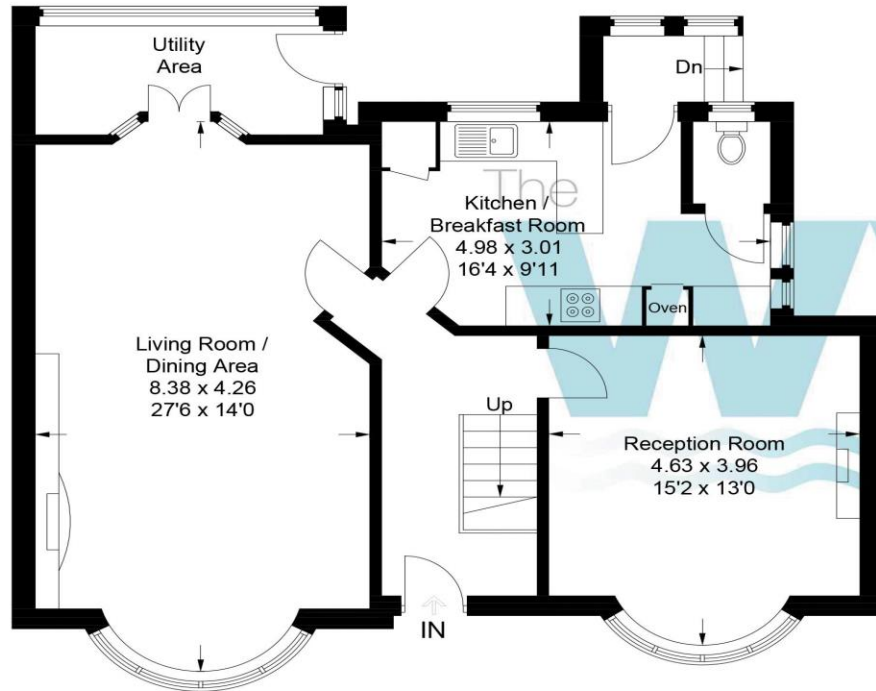
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



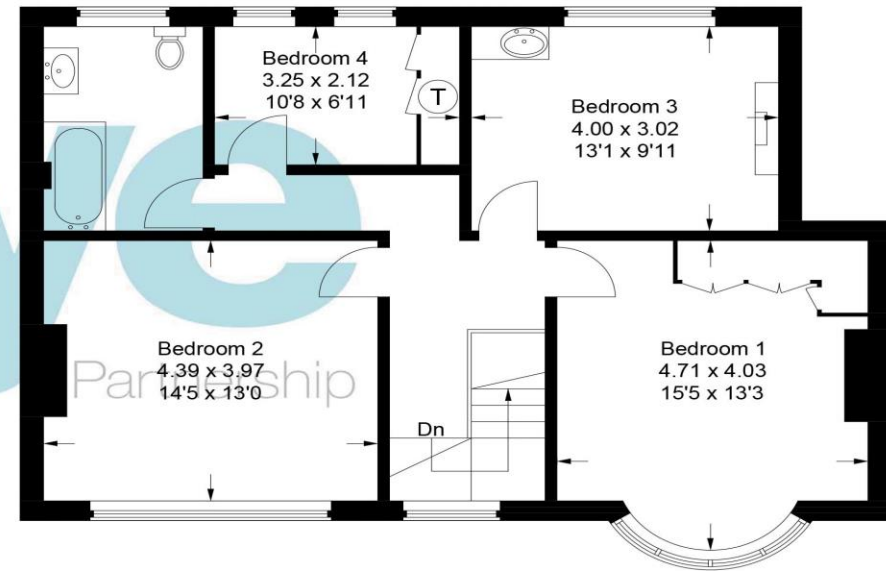
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

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Approximate Gross Internal Area
Ground Floor = 81.9 sq m / 881 sq ft
First Floor = 73.8 sq m / 794 sq ft
Total = 155.7 sq m / 1,675 sq ft



Ground Floor



First 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