



Warren Wood Drive, High Wycombe, Buckinghamshire, HP11 1DZ

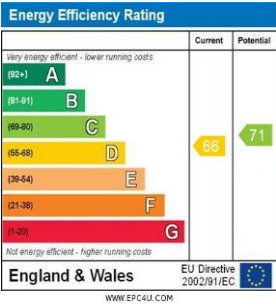
An extended four-bedroom detached family home situated in highly desirable location within easy reach of town centre amenities.

| Extended Detached Family Home | Entrance Hall | Cloakroom | Sitting Room | Dining Room | Study | Refitted Kitchen | Utility Room | Landing | Four Bedrooms | Bathroom + Separate Shower Room | Gas Central Heating | Double Glazed Windows | Garage Plus Driveway Parking | Well Kept Gardens | Fabulous Quiet Location Within Easy Reach Of The Town Centre And The Rye Parkland | No Onward Chain |

Situated in a highly sought after location behind The Rye, a spacious family home available with no onward chain. The property has been extended on the ground floor comprising hallway, cloakroom, a large sitting room with doors leading through to the study with patio doors opening onto the rear garden and open to the dining room. The kitchen has been refitted with a utility room adjoining. There are four bedrooms, family bathroom and a shower room on the first floor. The property is double glazed and has a gas central heating system. To the outside at the front a driveway provides off-road parking and there is a double garage with gated side access to the rear garden which is laid to lawn with a wooded aspect to 'The Rye'.

Price... £625,000

Freehold



LOCATION

Situated in a highly desirable location just over 1 mile from the town centre and backing onto woodland and close to The Rye park with open air swimming pool and gym. The town centre is a level walk and provides extensive shopping facilities as well as a mainline railway links with 25-minute trains to London Marylebone as well as direct access to Oxford and Birmingham. There are buses to many destinations and the M40 motorway to junctions 3 & 4 are easily accessible.

DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over the first mini roundabout and then take the next turning right into Bassetsbury Lane. Once in Bassetsbury Lane, pass the entrance to The Rye and take the next turning right into Keep Hill Road. Continue for a short distance and Keep Hill Road leads into Warren Wood Drive. Proceed for a short distance and the property will be found on the right.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

MORTGAGE

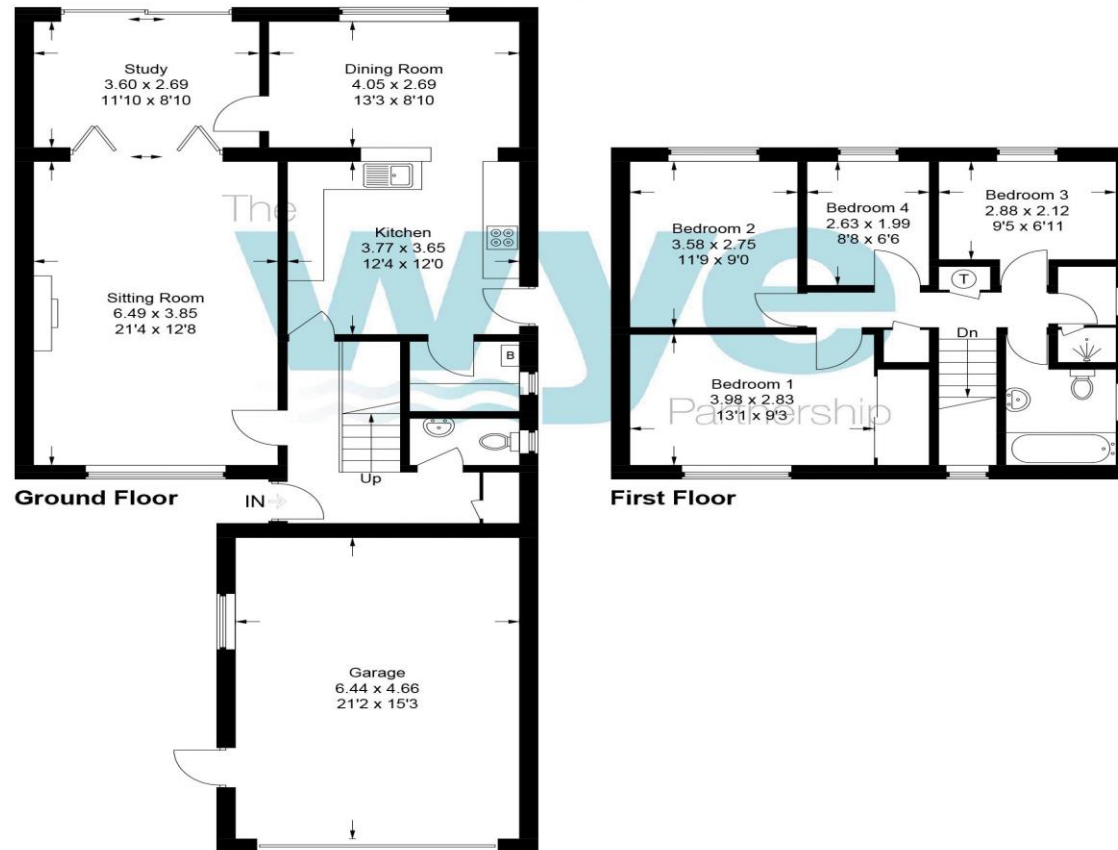
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



40 Warren Wood Drive

Approximate Gross Internal Area
Ground Floor = 80.9 sq m / 871 sq ft
First Floor = 51.7 sq m / 556 sq ft
Garage = 30.1 sq m / 324 sq ft
Total = 162.7 sq m / 1,751 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