

7 Wendover Street, High Wycombe, Buckinghamshire, HP11 2JE - £375,000

Spacious, older style, three-bedroom semi detached home in sought after central location.

| Older Style Semi Detached Home Within a 'Stones Throw' of the Town/Eden Shopping Centre | Reception Hall | Lounge | Kitchen/Dining Room | Inner Hall | Bathroom | Separate WC/Utility Room | Large Study Landing | Three Good Size Bedrooms | Gas Central Heating | Double Glazed Windows | Front Garden with Hardstanding | Large South Facing Rear Garden | Viewing Strongly Recommended |

Situated just a stone's throw from the Eden Shopping Centre and Town Centre, we are delighted to offer this older style semi detached property which has three large bedrooms and a lovely south facing garden. In addition to the three first floor bedrooms there is a large study landing and on the ground floor is a reception hall, lounge, kitchen/dining room, inner hall with bathroom and separate cloakroom/utility room. The property benefits from double glazing and gas central heating and viewing is strongly recommended.

Price... £375,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LOCATION

Situated literally just two minutes' walk of Eden Shopping Centre, this property is superbly located for all the facilities the town centre has to offer from shopping to restaurants, leisure facilities and hospitality venues as well as transportation facilities including a bus terminus and a mainline railway station. For the motorist, Junction 4 of the M40 motorway is just a 5-minute drive.

DIRECTIONS

By car, from the multi roundabouts in the town centre, proceed along Queen Alexandra Road and continuing into Suffield Road. At the junction bear to the left continuing along Suffield Road and then take the first turning right into the lower section of Rutland Street, bear round the sharp left-hand bend into Wendover Street and the property will be found on the left.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

C

MORTGAGE

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

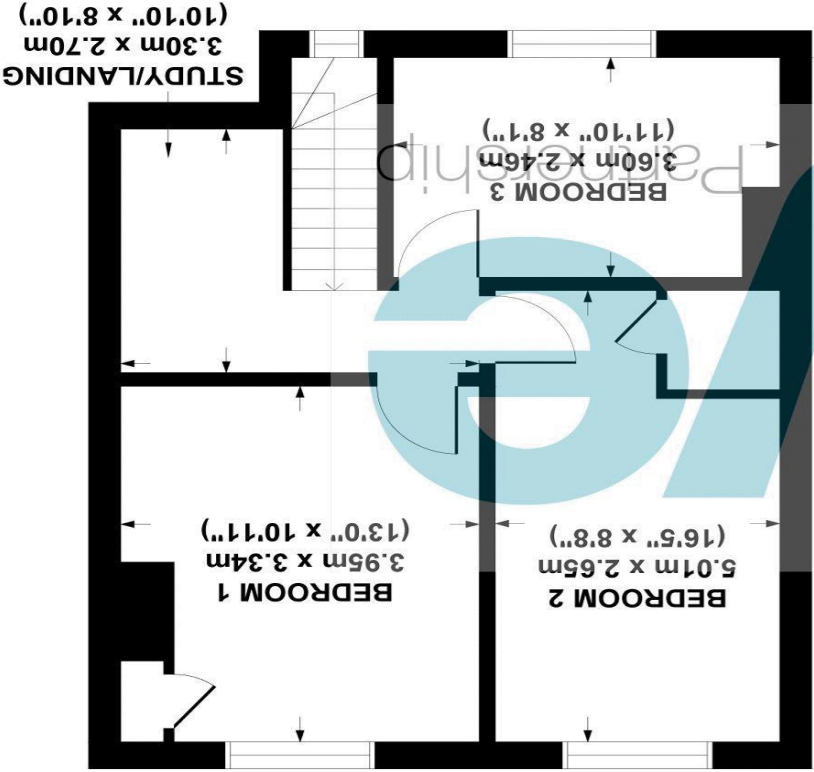


Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.

FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

WENDOVER STREET, HIGH WYCOMBE, HP11 2JE
APPROX. GROSS INTERNAL FLOOR AREA 92 SQ M / 991 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 45 SQ M / 489 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 47 SQ M / 502 SQ FT

