

A photograph of a two-story semi-detached house with light-colored brickwork and a dark brown tiled roof. The house has two chimneys and several white-framed windows. A concrete path leads to the front door, which is partially obscured by a large green bush. To the left of the path is a large, dense green hedge with a few pink roses. The sky is blue with some light clouds.

76 Wingate Avenue, High Wycombe, Buckinghamshire, HP13 7QS - £430,000

A three-bedroom semi-detached property with large level garden to the North East of High Wycombe.

| Semi-Detached Property | North East of High Wycombe | Popular Location
| Entrance Hall | Cloakroom | Living Room | Kitchen | Three Bedrooms |
Bathroom | Double Glazing | Gas Radiator Heating | Driveway for Several
Vehicles | Large Rear Garden | Potential to Extend STPP | Requires
Modernisation | No Onward Chain |

A semi-detached property to the North East of High Wycombe offering convenient access to the town centre and M40 at junctions 3/4. There is potential to extend STPP and the property requires modernisation. The accommodation briefly comprises; entrance hall, cloakroom, living room, kitchen, three bedrooms, bathroom, double glazing, gas radiator heating, driveway parking for several vehicles, large level garden. No onward chain.

Price... £430,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		
www.epc4u.com		



LOCATION

Situated just 1.5 miles to the east of the town centre, the property is located conveniently with a choice of convenience stores close by which cater for all day-to-day needs. Larger shopping facilities are also close by and the town centre and station is easily accessible. Close to local recreational facilities for children as well as being within walking distance of local schools.

DIRECTIONS

From our office in Crendon Street, ascend the hill and take the first turning right after the railway station into Totteridge Road. Proceed for some distance, passing through the traffic lights and ascend the hill on the other side. At the top of the hill take the turning right into Wingate Avenue where the property can be found towards the end on the right.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

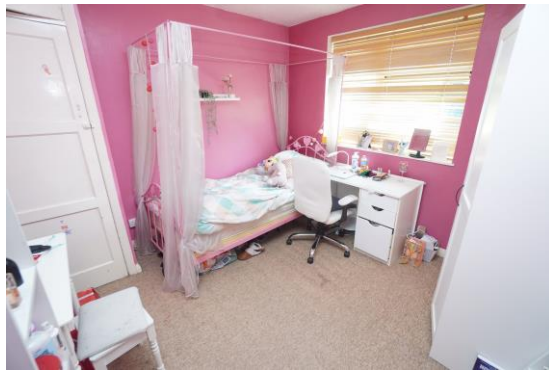
EPC RATING

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.



WINGATE AVENUE, HIGH WYCOMBE, HP13 7QS
APPROX. GROSS INTERNAL FLOOR AREA 78 SQ M / 838 SQ FT
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

