

21 Manor Gardens, High Wycombe, Buckinghamshire, HP13 5HD - £559,950

A delightful extended semi-detached home situated in a cul-de-sac location close to Hughenden Park and within level walking distance of the town centre.

| Extended Semi-Detached Family Home | Well Presented Throughout | Entrance Hall | Cloakroom | Living Room | Family Room | Delightful Kitchen/Dining Room | Amtico Flooring To The Ground Floor | Landing | Three Good Size Bedrooms | Family Bathroom | En-Suite Shower Room To Master Bedroom | Landscaped Rear Garden With Office Cabin | Off Road Driveway Parking | Viewing Recommended |

An attractive semi-detached house which has been subject to much improvement by the current owners. The property has been extended to the ground floor with accommodation comprising: entrance hall, cloakroom, a refitted kitchen/dining room which is open to a large living room with double doors opening to the rear garden and family room. There are three first floor double bedrooms all with fitted wardrobes and with an en-suite shower room to the master bedroom and a refitted family bathroom. There is double glazing and a gas central heating system to radiators. A driveway provides off-road parking to the front with gated side access to a landscaped rear garden with patio extending to level lawn and a home office/cabin.

Price... £559,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	75	
(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

The property is situated just over one mile from the town centre close to the beautiful National Trust Hughenden Park. The property is close to local bus route which will give access to the town centre with multiple shopping facilities and railway station. There are local shops close by which provide for most day-to-day needs.

DIRECTIONS

Leave High Wycombe on the A4128 Hughenden Road, pass over the two mini roundabouts and then take the next turning left into Coates Lane. Once in Coates Lane take the next turning left into Manor Gardens, follow the road round to the left and the property will be found on the right just before the end of the cul-de-sac.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

C

MORTGAGE

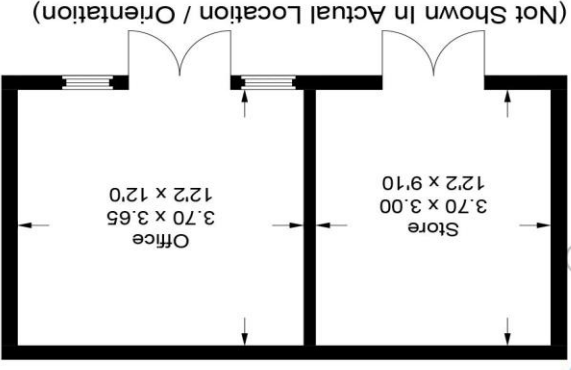
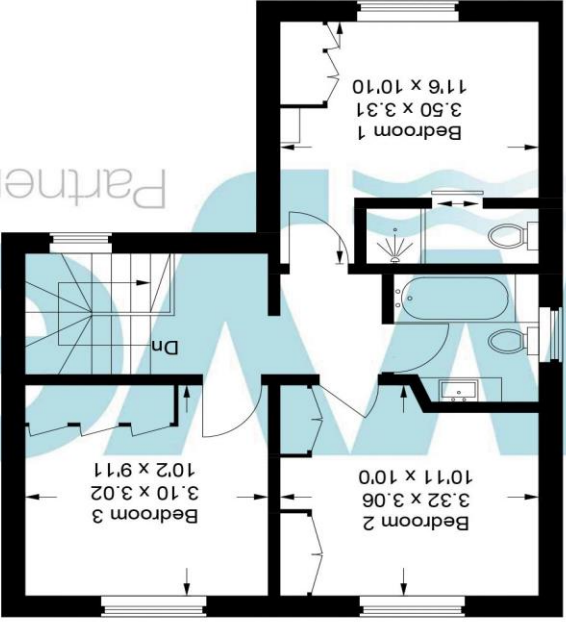
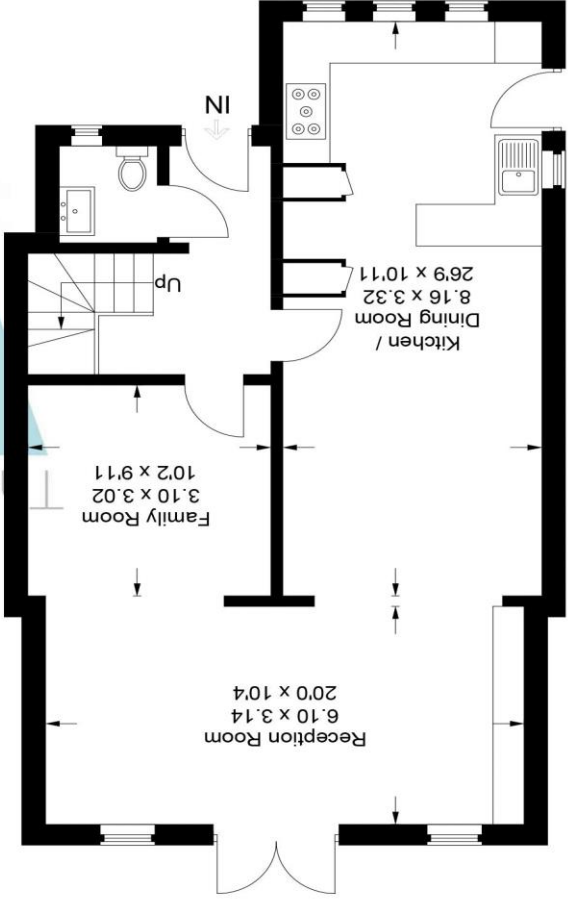
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



21 Manor Gardens

Approximate Gross Internal Area
Ground Floor = 68.5 sq m / 737 sq ft
First Floor = 43.4 sq m / 467 sq ft
Outbuilding = 25.2 sq m / 271 sq ft
Total = 137.1 sq m / 1,475 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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