



16 Warren Wood Drive, High Wycombe, Buckinghamshire, HP11 1DZ - £650,000

Overlooking a protected green, is this well-kept, detached, four-bedroom family home in a quiet location close to town centre amenities.

| Well Presented Detached Family Home | Entrance Hall | Shower Room | Living Room | Conservatory | Modern Fitted Kitchen | Dining Room | Landing | Four Bedrooms | Shower Room | Gas Central Heating | Double Glazed Windows | Garage Plus Driveway Parking | Good Size Well Kept Gardens | Fabulous Quiet Location Within Easy Reach Of The Town Centre And The Rye Parkland | Viewing Strongly Recommended |

An extended, split-level, detached family home that is well-presented throughout. Situated within this highly desirable location overlooking a protected green to the front and with woodland and the 'Rye Park' to the rear. Accommodation comprising: Hallway, living room and conservatory overlooking the rear garden, modern kitchen with separate dining room, modern bathroom, first floor landing, four bedrooms and shower room. The property is double glazed and has a gas fired central heating system. The gardens are delightful with driveway parking and a garage. Lawns to the front and rear with an abundance of plants and shrubs. There is ample social space with a patio and a decked terrace with summerhouse.

Price... £650,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



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

From High Wycombe town centre proceed out along the A40 London Road and over the first mini roundabout. Take the next turning on the right into Bassetsbury Lane and continue along to take the first right again into Keep Hill Road. Continue on this road which becomes Warren Wood Drive where the property will be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

E

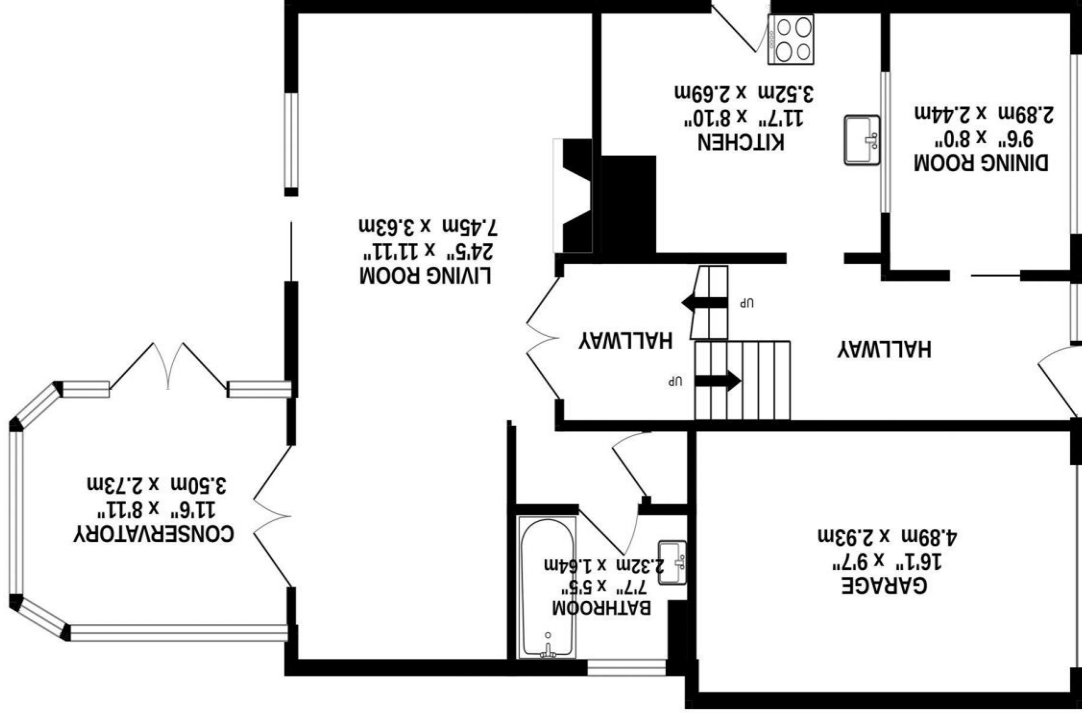
MORTGAGE

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

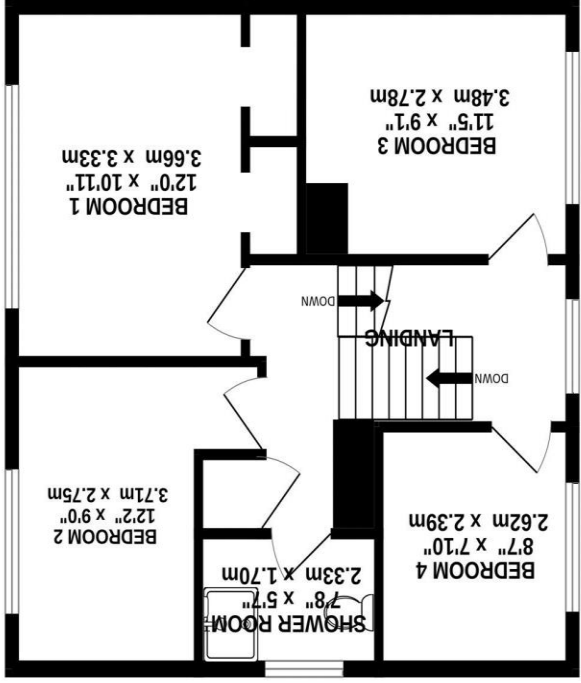
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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