



17 Bowden Lane, High Wycombe, Buckinghamshire, HP11 1DL - £245,000

Spacious maisonette in an idyllic, yet convenient, location.

| Spacious and Well Presented Ground Floor Maisonette | Most Idyllic Location in Quiet Backwater of the Town | Adjoining Nature Reserve with Brook and Natural Spring | Convenient for Town Centre | Entrance Hall | Lounge/Dining Room | Modern Fitted Kitchen | Two Generous Bedrooms | Modern Bathroom | Gas Central Heating | Double Glazing | Private Garden | Allocated Parking | Extended Lease of 141 Years - Low Annual Outgoings | Viewing Recommended |

Situated in a most unique, idyllic setting, in a quiet backwater of the town, adjoining Funges Meadow Nature Reserve with a small brook and natural spring and being a 'stones throw' from The Rye, a well presented two-bedroom ground floor maisonette with private garden, low annual outgoings and 141 year lease. The property has a large lounge, modern fitted kitchen, bathroom and two good size bedrooms, gas central heating, double glazing and ample parking. A fabulous opportunity to acquire this maisonette which strikes a perfect blend of semi rural living with the convenience of the town centre just a short distance away.

Price... £245,000

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(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.epcau.com		



LOCATION

Located in a sought-after position close to the 50-acre Rye Park and a short distance to Kingsmead playing fields. Just a mile level walk from the town centre and mainline railway station which has 30-minute trains to London Marylebone as well as direct links to Oxford and Birmingham. Junctions 3 & 4 of the M40 are both within a 5-10 minute drive. Town centre amenities include a selection of large supermarkets, department stores, restaurants, cinema and bowling alley. High Wycombe retail park is also within 5-minutes. There is an abundance of woodland walks in the the surrounding countryside.

DIRECTIONS

From High Wycombe town centre proceed along the A40 London Road and proceed over the first mini-roundabout and take the first turning on the right into Bassetsbury Lane. Continue along and take the second left into Bowden Lane. Continue to the bottom of the lane and 17 will be found on the left.

ADDITIONAL INFORMATION

Leasehold; 141 Years remaining; Ground Rent; £25.00 Per annum; We are advised that there is no Service Charge.

COUNCIL TAX

Band B

EPC RATING

C

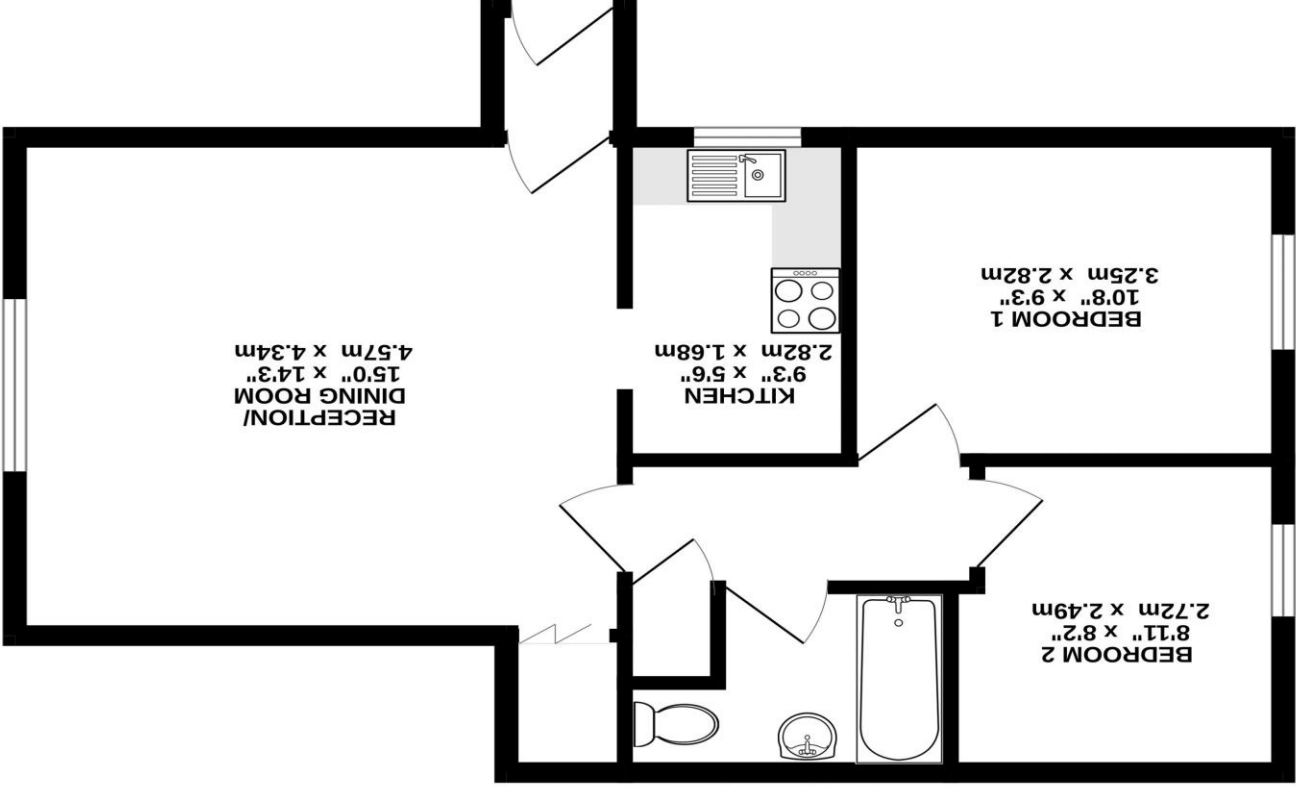
MORTGAGE

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.



563 sq.ft. (52.3 sq.m.) approx.



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