

A photograph of a two-story brick house with a red-tiled roof. The house has a blue front door and several white-framed windows. It is surrounded by lush greenery, including a large ivy-covered wall on the left and various bushes and trees in the front garden. A stone path leads to the front steps.

677 London Road, High Wycombe, Buckinghamshire, HP11 1HD - £525,000

Extended and beautifully presented semi detached family home in popular and convenient location.

| A Beautifully Presented and Extended Character Semi Detached Family Home | Situated in a Popular and Convenient Location Close to Kingsmead Playing Fields | Reception Hall | Sitting Room | Stunning Open Plan Fitted Kitchen/Breakfast Room with Dining Area and Snug | Modern Fitted Bathroom | Landing | Three Well Proportioned Bedrooms | First Floor Shower Room | Gas Central Heating | Double Glazed Windows | Landscaped Gardens | Off Street Parking | Many Character Features | Viewing Strongly Recommended |

A beautifully presented character semi detached home which has been extended on the ground floor to provide a large open plan modern kitchen/breakfast room with dining area/snug which leads into a spacious living room with ornate fireplace. There is also a modern fitted bathroom on the ground floor. There are three well proportioned bedrooms on the first floor as well as a modern shower room and the property benefits from double glazed windows and gas central heating. Outside, the rear gardens have been landscaped and laid principally to lawn and the front gardens are laid to flower and shrub beds and there is off street parking for 2 cars. A viewing of this stunning home is strongly recommended.

Price... £525,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		86
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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LOCATION

Situated on the east side of High Wycombe in an ideal location which has everything on its doorstep from fantastic open green space to supermarkets, food halls, gymnasium and food outlets. Bus routes run close by giving public transport access to the town centre and station and Junction 3 of the M40 roundabout with access to London bound traffic is just a short drive.

DIRECTIONS

Leave High Wycombe town centre on the A40 London Road, continuing over two roundabouts, and pass through five sets of traffic lights, the last being at the junction with Gomm Road. After passing through the fifth set, the property will be found on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

MORTGAGE

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

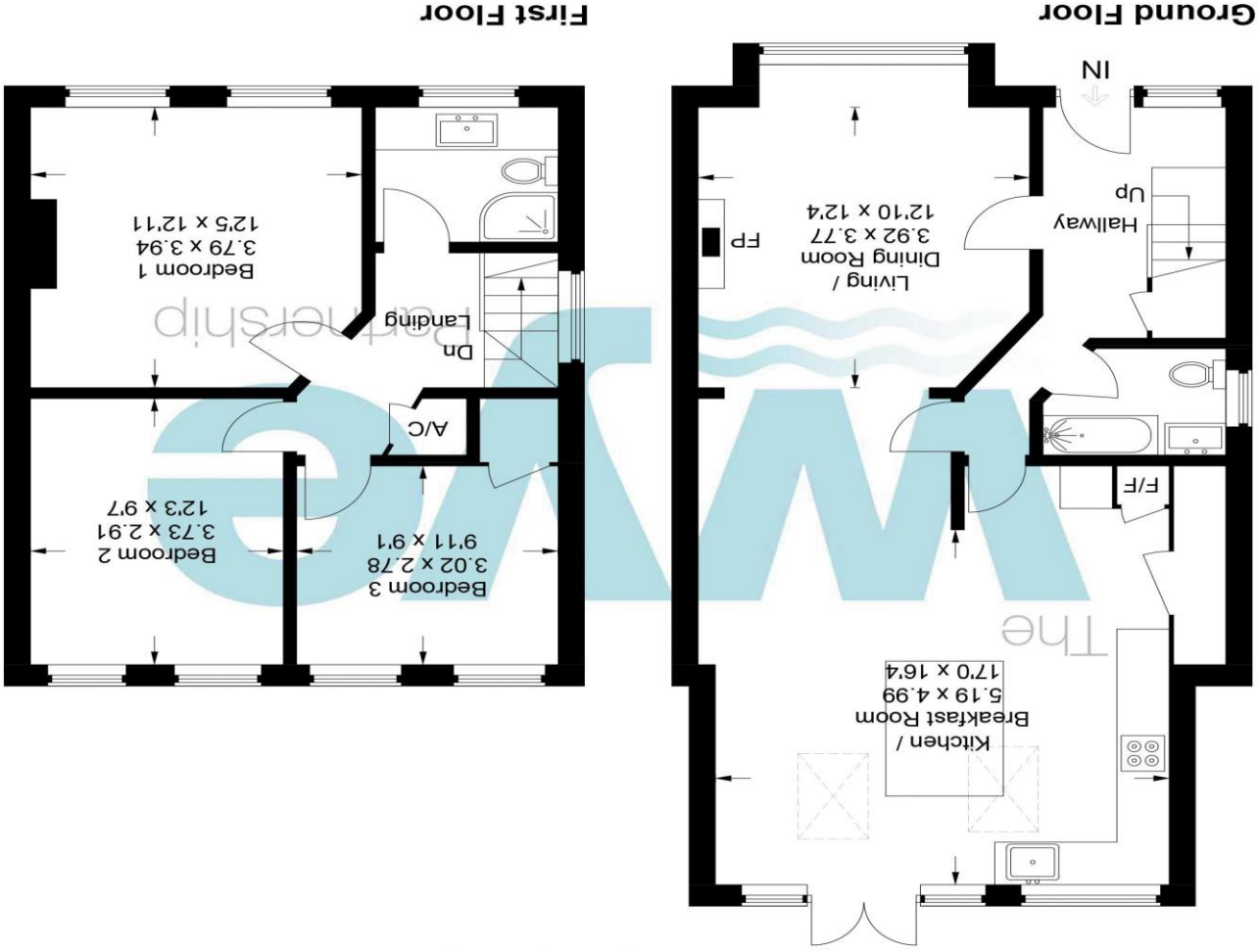
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Approximate Gross Internal Area
Ground Floor = 65.4 sq m / 704 sq ft
First Floor = 47.5 sq m / 511 sq ft
Total = 112.9 sq m / 1,215 sq ft



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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