

103 Amersham Road, High Wycombe, Buckinghamshire, HP13 5AD - £395,000



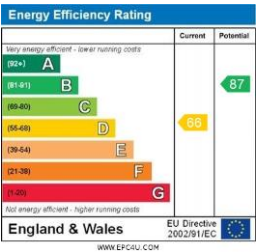
*Situated on the North side of the town in a highly regarded location close to the Royal Grammar School, a most attractive extended two-bedroom, box bay, end of terrace cottage.*

Character Cottage | Huge Lounge/Dining Room With Wood Burning Stove And Wooden Flooring | Modern Refitted Kitchen/Breakfast Room With Feature Vaulted Ceiling | Open Tread Staircase | First Floor Landing | Two Good Size Bedrooms | Refitted Four Piece Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Beautiful Level Rear Garden In Excess Of 100' | Gravel Hard Standing To Front | Good Order Throughout | Popular Location Close To Open Woodland And Walking Distance To Royal Grammar School |

Situated on the North side of the town, in a highly regarded location close to the Royal Grammar School, a most attractive two-bedroom box bay end of terrace cottage. The property has been extended to provide a most delightful kitchen/diner with vaulted ceiling, a large lounge/diner with wood burner, two good size bedrooms upstairs and a modern fitted bathroom also with a vaulted ceiling. Externally there is graveled hard standing to the front and a most beautiful level rear garden extending to in excess of 100'. The property is presented in good order, has the benefit of gas central heating and double glazing and landscaped gardens. Viewing strongly recommended.

**Price... £395,000**

*Freehold*





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### LOCATION

In an established residential area approximately 1.25 miles North of High Wycombe centre. Buses operate along the Amersham Road to the town from where there are 25-minute London Marylebone trains and frequent Heathrow buses. The Royal Grammar School is an easy walk as are local shops, pharmacy etc. Two M40 junctions are less than 10-minutes drive. Short walk to Totteridge Common and miles of open countryside.

### DIRECTIONS

From our office in Crendon Street, ascend the hill passing over the railway bridge continuing into Amersham Hill. Ascend the hill continuing along Amersham Road, go across two set of traffic lights with the Royal Grammer School on your left and number 103 Amersham Road can be found on your left-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band C

#### EPC RATING

D

#### MORTGAGE

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

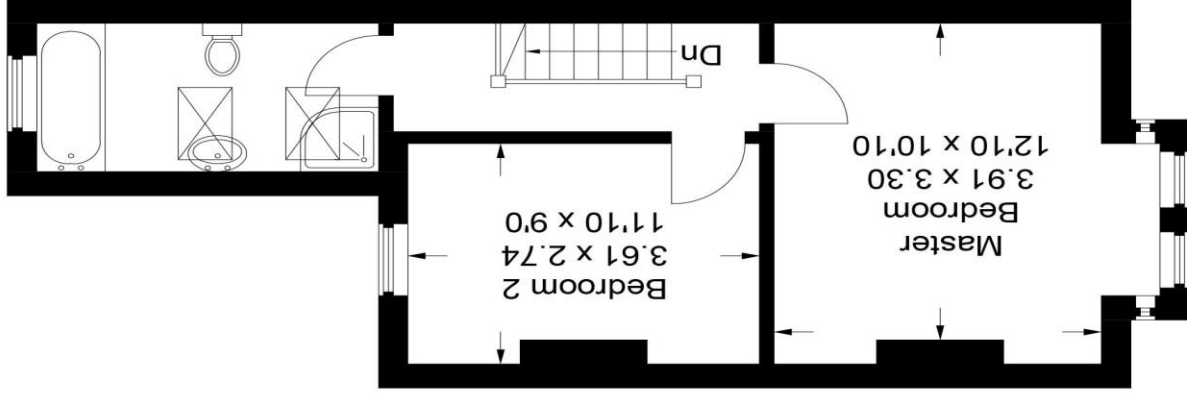
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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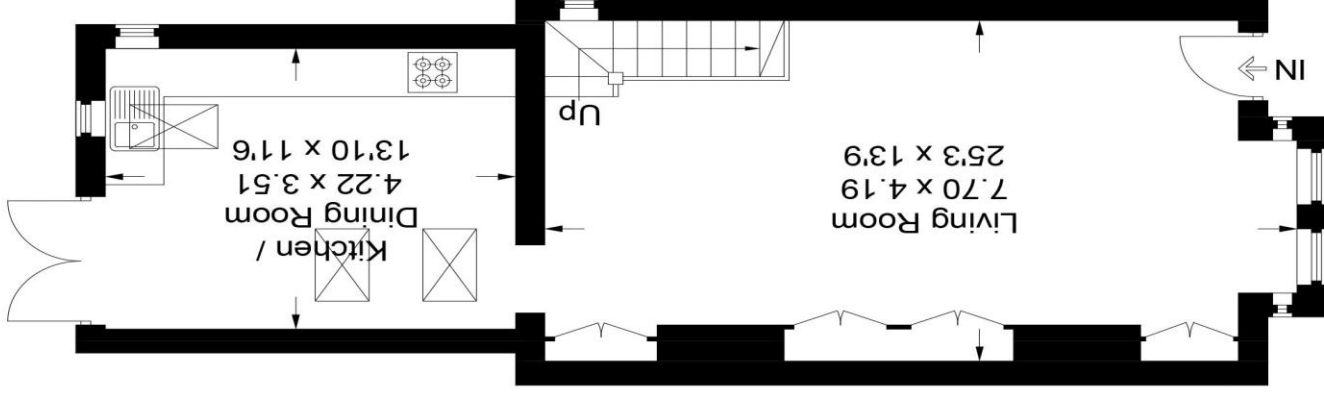




Approximate Gross Internal Area  
Ground Floor = 47.4 sq m / 510 sq ft  
First Floor = 38.3 sq m / 412 sq ft  
Total = 85.7 sq m / 922 sq ft



**First Floor**



**Ground Floor**

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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