

28 Clarendon Road, High Wycombe, Buckinghamshire, HP13 7AR - £485,000

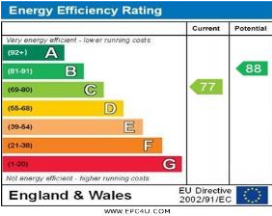
A delightful three bedroom semi-detached house within an ever popular location with a large south facing rear garden.

| A Traditional Semi-Detached House | Entrance Hall | Cloakroom | Living Room | Separate Dining Room | Refitted Kitchen | Landing | Three First Floor Bedrooms | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Rewired In 2023 | Solar Panels | New Front & Back Doors | Popular Location Within Easy Reach Of Town Centre, Railway Station And The Rye | South Facing Rear Garden | Driveway Parking And Storage Shed | Viewing Recommended |

A traditional semi-detached house that combines contemporary and character features. Situated within a popular location that enjoys a valley outlook and easy walking distance of the Rye Park, town centre and train station. With accommodation comprising: entrance hall, cloakroom, living room with brick fireplace, separate dining room, a refitted kitchen, landing, three first floor bedrooms, and family bathroom. The property is double glazed, heated via a gas heating system to radiators, rewired in 2023 and benefits from the installation of solar panels. To the outside a driveway provides off road parking. The rear garden is of good size and enjoys a south facing aspect with a large storage shed.

Price... £485,000

Freehold



LOCATION

Situated in a highly regarded residential area within walking distance of the town centre and a short walk to local schools. The town itself offers a wide range of shopping, leisure and recreation facilities as well as the main line railway station delivering access to London Marylebone in under half an hour. The 50-acre Rye park is within walking distance and access to the M40 motorway is a short drive away at either Junction 4 Handy Cross or Junction 3 Loudwater.

DIRECTIONS

Leave High Wycombe town centre on the A40 London Road. Pass over the roundabout and having passed through pedestrian traffic lights turn immediately left in to Pinions Road. Turn fourth left into Cromwell Road and at the T junction turn right into Clarendon Road. Number 28 will be found on the right.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

C

MORTGAGE

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

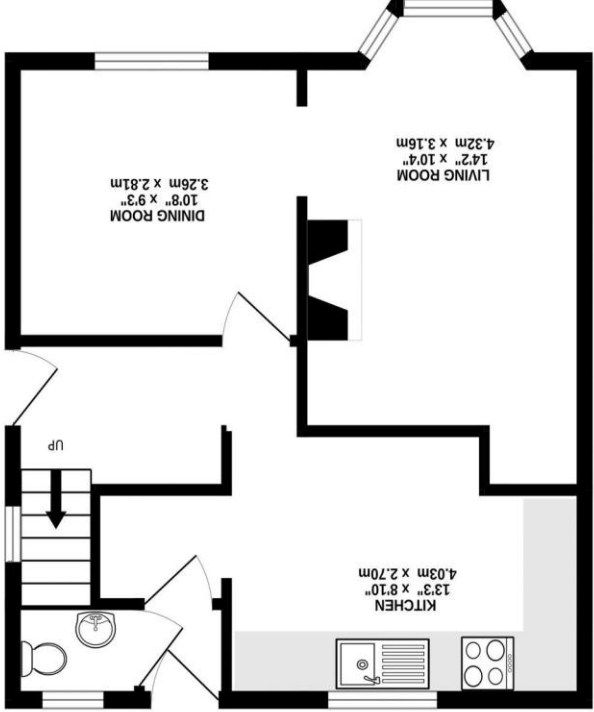
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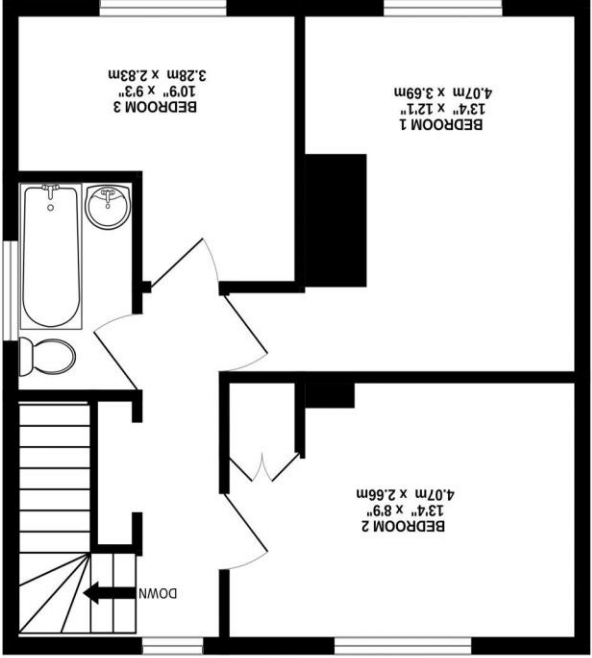
SHED
89 sq.ft. (8.3 sq.m.) approx.



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 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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