



27 Colborne Road, High Wycombe, Buckinghamshire, HP13 6XZ - £499,950

A deceptively spacious four-bedroom split level property that is well-presented and available with no onward chain.

| Spacious Detached Family Home | Cul-De-Sac Location | Hallway | Cloakroom | Living Room | Kitchen | Utility Room | Conservatory | Four Bedrooms | Two Shower Rooms | Large Cellar/Storage Room | Gas C/H | Double Glazing | Secluded Gardens With Summerhouse | Off-Road Parking | No Onward Chain |

A deceptively spacious split level detached bungalow situated in a cul-de-sac location convenient to both local and town centre amenities. The property is well presented throughout, complimented by well-maintained secluded gardens. With accommodation comprising on the ground floor; hallway, living room with fireplace stairs to lower ground floor, kitchen open to conservatory, utility room, two good size bedrooms and shower room. On the lower ground floor there is 22' cellar storage room, two further bedrooms and a further shower room. The property is double glazed and has a gas central heating system. To the outside there is hardstanding to the front providing off-road parking with a good size decked terrace to the rear with steps descending to a lawned garden with a delightful summerhouse/cabin.

Price... £499,950

Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	80
(39-54)	E		
(21-38)	F		
(1-20)	G		



LOCATION

Situated just over one mile North of High Wycombe centre with local shops within a 5-minute walk. Regular buses are close by running regularly to town centre and station. With 25-minute trains to London Marylebone and direct services to Birmingham and Oxford. The town offers comprehensive shopping with a library, theatre amongst its many facilities. M40 accesses to junctions 3 and 4 are within a 10-minute drive. There are a number of green spaces and parks close by including the 'The Rye' with its many attractions including Lido, playgrounds and riverside cafe with boats for hire.

DIRECTIONS

From our office in Crendon Street ascend the hill and take the first right after the railway station into Totteridge Road. Continue along Totteridge Road to the traffic lights and turn left into Bowerdean Road. Continue along Bowerdean Road to the mini roundabout continue straight across and take the first turning right into Hillview Road. Ascend the hill and turn right into Colborne Road where the property can be found at the end of the cul-de-sac.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

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.



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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