

A photograph of the front of a two-story red brick house. The house has a dark grey tiled roof with a satellite dish. The front door is blue with a semi-circular window and a brass handle. To the right of the main door is a white side door. A set of concrete steps with a black metal handrail leads up to the main door. The house is surrounded by greenery, including a large green bush on the left and a tall evergreen on the right. A small black plaque with the number "105" is visible on the brick wall next to the side door.

105 Hawthorne Road, High Wycombe, Buckinghamshire, HP13 7ES - £350,000

A much-improved semi-detached home fronting a small green on the East side of High Wycombe.

| Much Improved Semi-Detached Property | East of High Wycombe | Fronting Small Green | Lounge | Refiited Kitchen/Dining Room | Lean-To Utility Room | Landing | Two Double Bedrooms | Refitted Bahroom | Double Glazing | Gas Radiator Heating | Gardens to Front & Rear | Large Patio | Decking & Good Size Shed | Viewing Strongly Recommended |

A very well-presented semi-detached property fronting onto a small green and backing onto an area of woodland. Located to the East of High Wycombe offering convenient access to M40 at J3. Much improved by the current owners the accommodation briefly comprises; lounge, refitted kitchen/dining room, two double bedrooms, refitted bathroom, lean-to utility room, double glazing, gas radiator heating, gardens to the front and to the rear with a large paved patio area, area of decking and good size garden shed. Viewing is strongly recommended.

Price... £350,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		
www.epc4u.com		



LOCATION

Situated just over a mile and a half from High Wycombe station and town centre, the property is situated in a residential location with a variety of shopping facilities close by which includes the Wycombe Retail Park. Junction 3 of the M40 motorway is easily accessible and there is a regular bus service into the main town centre running close by.

DIRECTIONS

Leave High Wycombe on the A40 London Road, pass over two roundabouts and on reaching the second major set of traffic lights turn left into Micklefield Road. Pass under the bridge and then take the second turn right into Hawthorne Road, follow the road round to the left and then as the road sweeps up and round to the right the property will be found on the left by the small green.

ADDITIONAL INFORMATION

Agents Note: This property is of Steel Framed construction.

EPC RATING

D

COUNCIL TAX

Band C

MORTGAGE

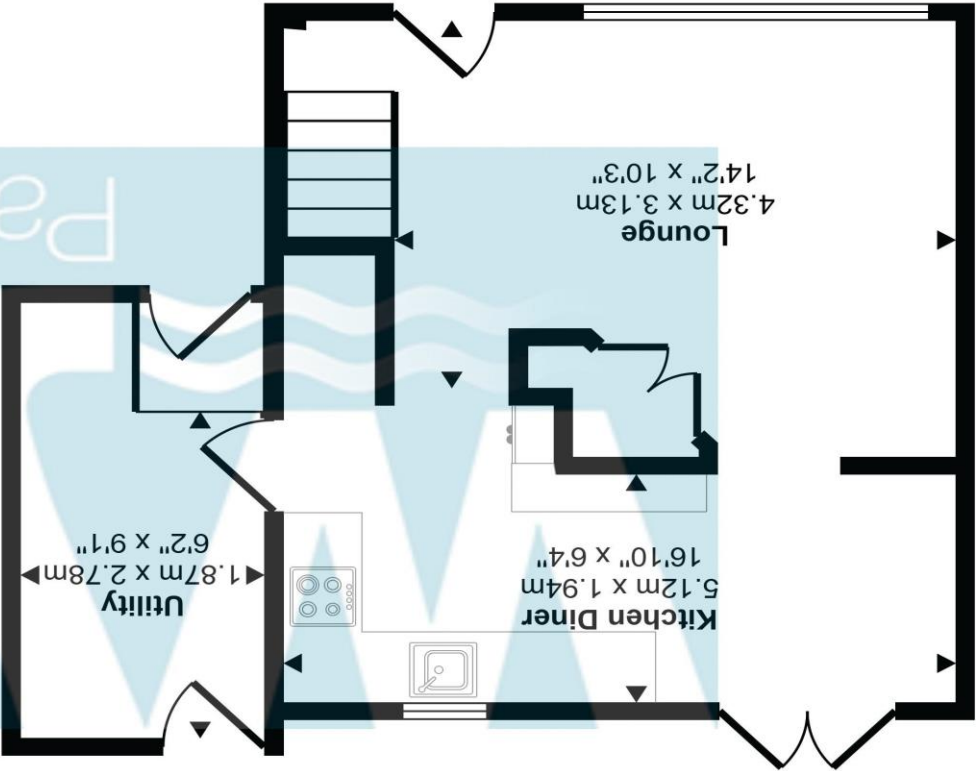
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



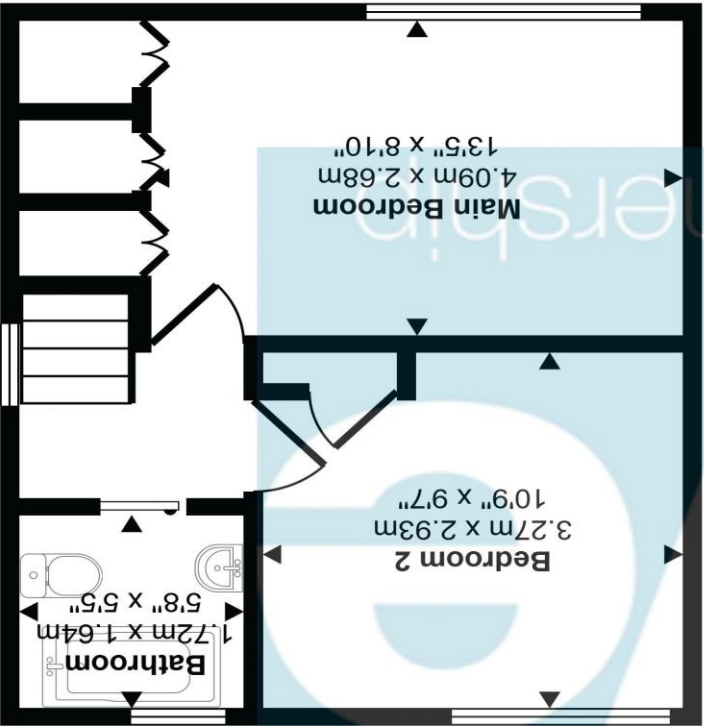
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Ground Floor
Approx 37 sq m / 402 sq ft



First Floor
Approx 30 sq m / 320 sq ft



Approx Gross Internal Area
67 sq m / 722 sq ft