



25 Highworth Close, High Wycombe, Buckinghamshire, HP13 7PJ - £525,000

A deceptively spacious, extended detached home in quiet cul-de-sac with large level gardens

| An Extended Detached Family Home Situated in a Quiet, Sought After Cul-De-Sac | Entrance Porch | Downstairs WC | Dining Hall | Lounge | Sitting Room/Snug | Kitchen | Landing | Four First Floor Bedrooms | Family Bathroom | Gas Central Heating | Double Glazing | Garage/Workshop With Driveway For Two Cars | Beautiful, Large Rear Gardens | Some General Updating Required | No Onward Chain | Viewing Strongly Recommended |

Situated in a quiet, residential cul-de-sac on the north side of town, we are delighted to offer this lovely, detached home which has been extended on both floors to provide spacious, well-presented accommodation, although some general updating is required. There are four bedrooms and a bathroom on the first floor and the ground floor has an entrance porch with downstairs WC, dining hall, large sitting room with steps down to a 'snug' with patio doors to the garden and a good size kitchen. There is a garage and workshop to the side of the property and the house enjoys beautiful, large gardens. There is no onward chain and viewing is strongly recommended.

Price... £525,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(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 approximately 1.5 miles north east of High Wycombe & town centre within walking distance of local schools and shops. The renowned Royal Grammar School for boys is within a short distance. A regular bus service to town centre is very close by which also provides easy access to Mainline railway link to with 30-minute trains to London Marylebone as well as direct links to Oxford and Birmingham. The town offers extensive shopping, restaurants and leisure facilities. Totteridge Common is close by with woodland walks to Penn.

DIRECTIONS

From our office in Crendon Street, ascend the hill, passing over the railway bridge into Amersham Hill, continuing into Amersham Road. Pass through two major sets of traffic lights and on reaching the first mini roundabout, pass straight over and turn right at the second into Totteridge Lane. Proceed for about 500m and after passing Highworth School, which is on the right, take the next turn right which is still Totteridge Lane, turn right again and then take the next left into Highworth Close. The property will be found towards the end of the cul-de-sac On the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

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.



HIGHWORTH CLOSE, HIGH WYCOMBE, HP13 7PJ
APPROX. GROSS INTERNAL FLOOR AREA 151 SQ M / 1635 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

