



5 Tilling Crescent, High Wycombe, Buckinghamshire, HP13 7XZ - £249,950

A three-bedroom maisonette with large private garden.

| Larger Than Average First Floor Maisonette | Entrance Hall With Staircase to Landing | Lounge/Dining Room | Kitchen | Two First Floor Bedrooms | Converted Loft For Bedroom 3 | Gas Central Heating | Double Glazing | Private Enclosed Garden | Viewing Recommended |

A rare opportunity to acquire a three-bedroom maisonette with a private garden situated in a popular location on the east side of the town. The property is a first-floor maisonette which has a converted loft to provide the larger accommodation as well as having a fitted kitchen and modern bathroom and a lounge/dining room. The garden is situated at the rear of the property and enclosed by fencing with a garden store. Viewing is recommended.

Price... £249,950

Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(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 1.5 miles to the east of High Wycombe town centre in a popular residential location with a variety of local shops and convenience stores within walking distance. There is a further array of shops at the nearby Wycombe Retail Park, and the town centre is easily accessible by public transport if required. The town centre offers a vast choice of retail facilities as well as bars and restaurants, gyms and hospitality venues. There is also a mainline rail link to London and Birmingham.

DIRECTIONS

Leave High Wycombe on the A40 London Road and continue for approximately 1 mile passing over two roundabouts and on reaching the traffic lights at the Wycombe Retail Park, turn left into Micklefield Road. Pass under the railway bridge and on reaching the next roundabout at the garage turn left onto Hicks Farm Rise. Take the first turning right onto Gayhurst Road and then take the second right onto Buckingham Drive. Proceed for a short distance and turn right into the second entrance to Tilling Crescent and the property will be found on the left.

ADDITIONAL INFORMATION

Leasehold; 100 Years remaining: Service Charge for 2024/25; £277.76 Per annum: Ground Rent £10.00 Per annum

COUNCIL TAX

Band B

EPC RATING

D

MORTGAGE

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

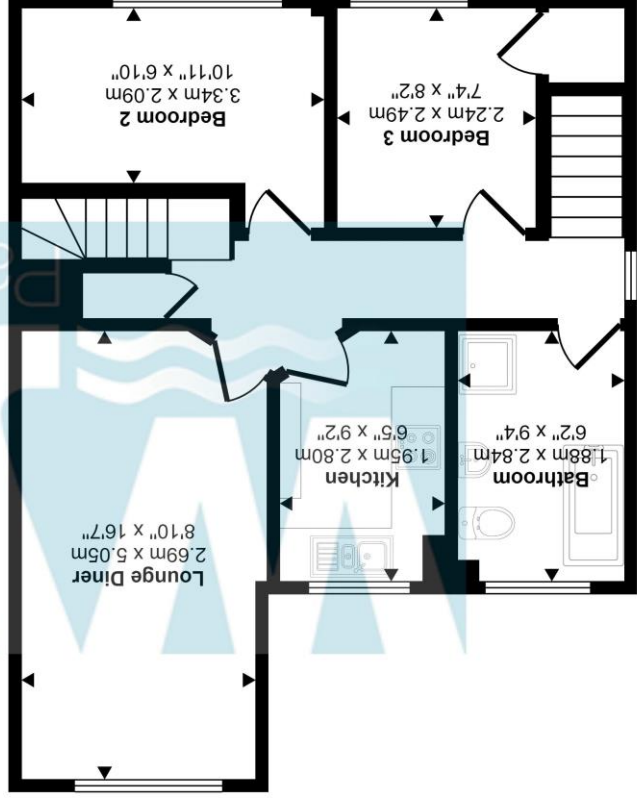
Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



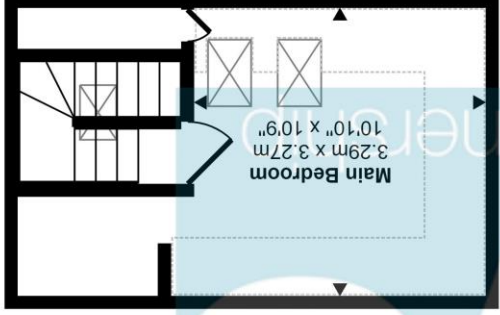
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

Denotes head height below 1.5m

First Floor
Approx 51 sq m / 545 sq ft



Second Floor
Approx 17 sq m / 186 sq ft



Approx Gross Internal Area
68 sq m / 731 sq ft