



6 Aveling Road, High Wycombe, Buckinghamshire, HP13 6AE - £450,000



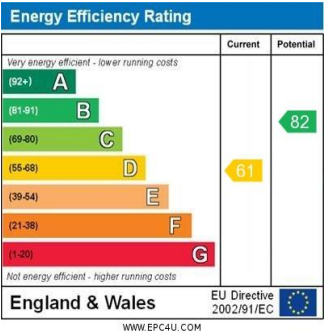
*A spacious family home situated in the old part of the town amongst other character homes close to the towns many facilities.*

| Entrance Hall | Living Room | Dining Room/Sitting Room | Kitchen/Breakfast Room | Utility | Shower Room | Landing | Four Bedrooms | Bathroom | Gas Heating | Mainly Double Glazed | Off Road Parking At Rear | Courtyard Style Gardens |

An attractive Edwardian built semi-detached family home that offers spacious accommodation situated in a central but tucked away location within a short walk of town centre amenities and train station. To the ground floor entrance hall, living room, sitting/dining room, kitchen/breakfast room, utility room, shower room, landing, four bedrooms, bathroom, gas heating, mostly double glazed, off road parking, courtyard style gardens.

**Price... £450,000**

*Freehold*





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## LOCATION

Situated in a tucked away position in the heart of the town centre close to the 50 acre Rye park with its gymnasium and swimming pool. High Wycombe centre is an approximate 5 minute walk with its extensive shopping facilities and restaurants. The train station is also a stones throw away with 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. Frequent Heathrow buses pass close to the door and junction 4 of the M40 is less than a mile away.

## DIRECTIONS

In an approach from High Wycombe centre leave on the A40 London Road towards London. Opposite The Rye park, turn first left in to Stuart Road. Shortly after the hard left corner, Aveling Road is the first turning on the right where number 6 can be found on the left hand side.

## ADDITIONAL INFORMATION

### EPC Rating

D

### Council Tax

Band 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 upon as statements of representation of fact and do not constitute any part of an offer or contract.*

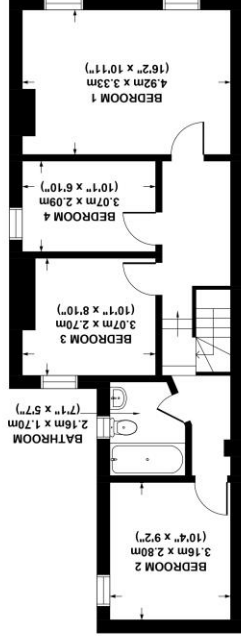
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**AVELING ROAD, HIGH WYCOMBE, HP13 6AE**  
**APPROX. GROSS INTERNAL FLOOR AREA 124 SQ M / 1334 SQ FT**  
**FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE**



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 56 SQ M / 604 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 68 SQ M / 730 SQ FT

