



**8 Sandsdown Close, High Wycombe, Buckinghamshire, HP12 4FA - Offers in the Region Of £400,000**



*Well presented three bedroom semi-detached family home located just a stones throw from the Dashwood Estate, in an exclusive small private development*

Storm Porch | Entrance Hall | Cloakroom | Sitting Room | Kitchen/Diner | Three Bedrooms | En-Suite to Master | Family Bathroom | Pleasant Rear Gardens | Driveway Parking | Gas Central Heating | Double Glazing |

Located in an exclusive private development to the West of High Wycombe, just a stones throw from the West Wycombe Estate and National Trust land, is this well presented three bedroom semi-detached house. The location is 'tucked away' in this private cul-de-sac and offers a safe and tranquil setting. The house itself has been lovingly maintained by the current owners and offers bright living accommodation including a stunning kitchen/diner which is truly the heart of the home. There is a pleasant enclosed rear garden, flower beds to the front and driveway parking for two cars.

**Price... Offers in the Region Of  
£400,000**

*Freehold*

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





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### LOCATION

**LOCATION FACTS** In a pleasant cul-de-sac, close to West Wycombe Park and West Wycombe village with a variety of shops etc....Less than 2 miles from 25 minute London Marylebone trains in High Wycombe centre....An approximate 5 minute drive from junction 4 of the M40.

### DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road and continue through two major sets of traffic lights and take the next left into Chapel Lane. Proceed down Chapel Lane and Sandsdown Close can be found on the left before the turning on the right into Toweridge Lane.

### ADDITIONAL INFORMATION

#### EPC Rating

A

#### Council Tax

Band D

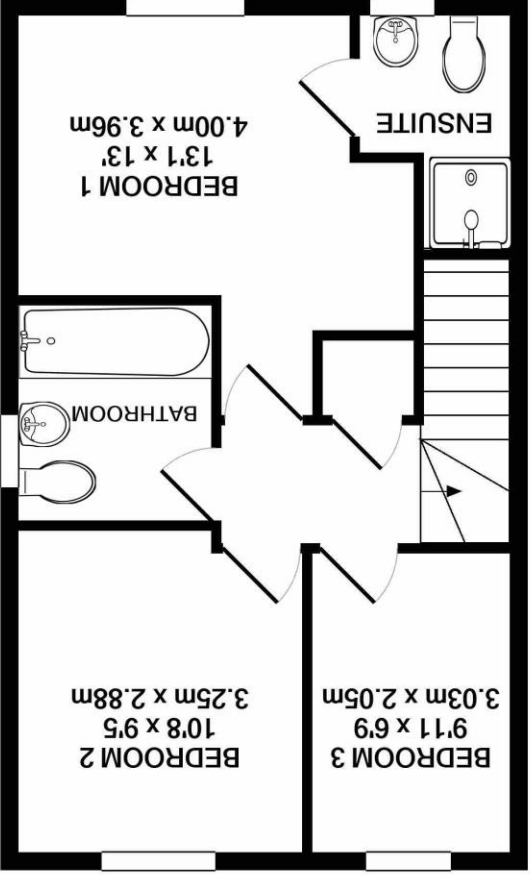
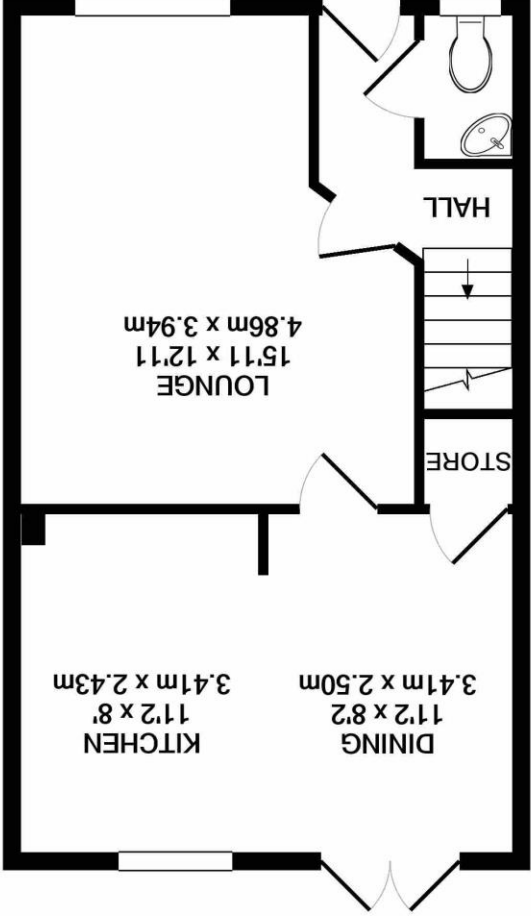
### MORTGAGE

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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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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