



The Haystacks, High Wycombe, Buckinghamshire, HP13 6PY

Spacious townhouse in sought-after location within walking distance of the train station and town centre

| Three Storey Town House in Sought After Location | Close to Town Centre and Walking Distance of Railway Station | Reception Hall | Cloakroom | Kitchen | Dining Room | Shower Room | Lounge | Three Double Bedrooms | Family Bathroom | Double Glazing | Gas Central Heating | Garage and Driveway | Enclosed Gardens | General Updating/Modernisation Required | No Onward Chain | Viewing Recommended |

Situated just 'a stones throw' from the railway station and town centre in a highly regarded location, a spacious three storey town house with 3 exceptionally large bedrooms, a shower room and separate bathroom, a spacious lounge and a kitchen and dining room. The property has gas central heating and double glazing and whilst it has been generally well maintained, the property does require general updating/modernisation. There is an integral garage and driveway and enclosed gardens to the rear. No onward chain, viewing recommended.

Price... £399,950

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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LOCATION

With the town centre and station 'on your doorstep' there are an abundance of facilities immediately accessible for retail, entertainment, hospitality, recreational and travel as well as good schooling at all levels whilst being located in a quiet residential area.

DIRECTIONS

From our office in Crendon Street, ascend the hill, pass over the railway bridge into Amersham Hill and then take the first turning on the left into Priory Road. Take the first turning left into The Greenway and then take the first turning right into The Haystacks. The property will be found on the right-hand side.

ADDITIONAL INFORMATION

Agents Note: There is an annual Service Charge. The sum is £313.27 for 2024.

COUNCIL TAX

Band D

EPC RATING

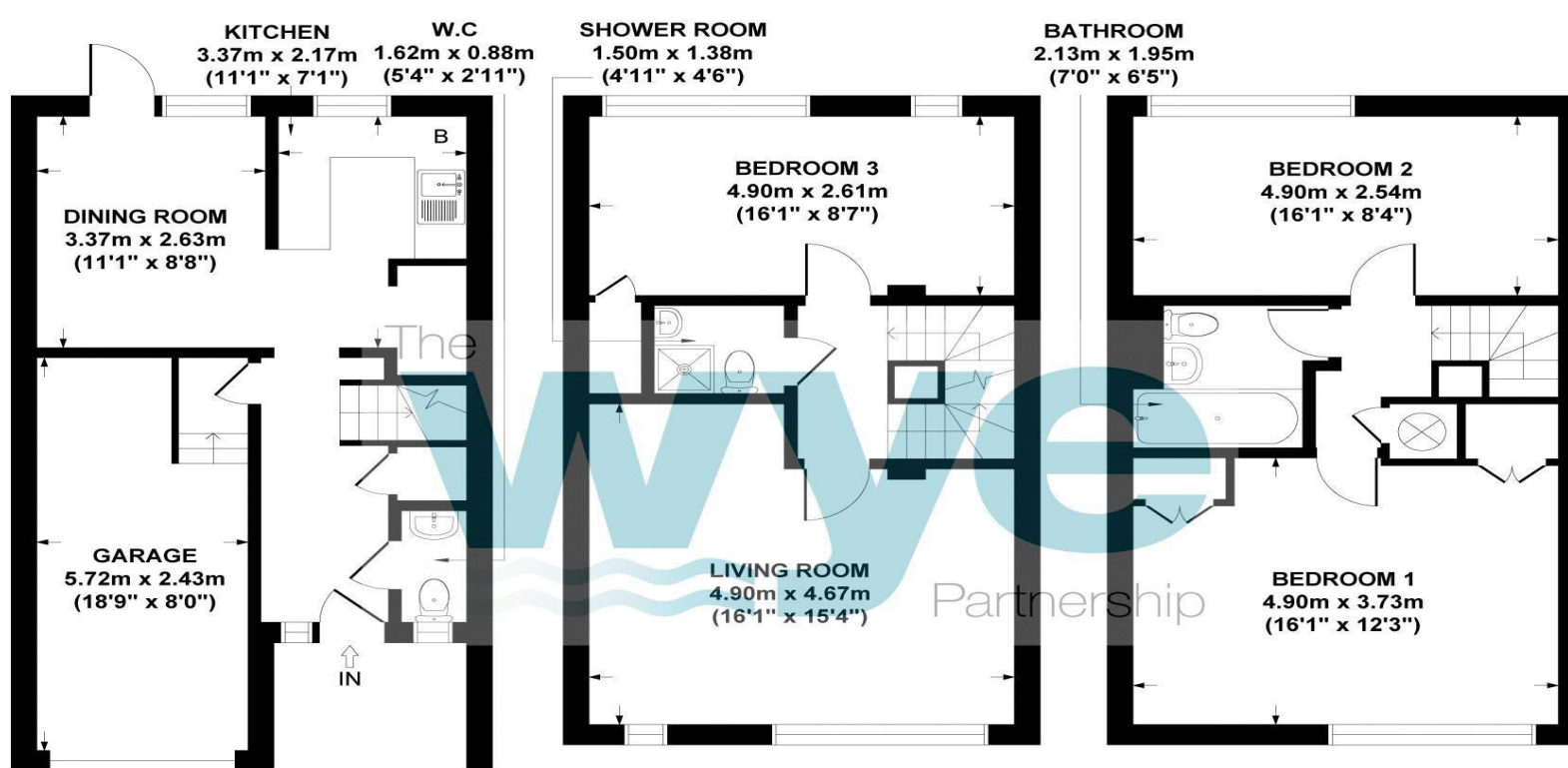
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MORTGAGE

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.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 41 SQ M / 442 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 43 SQ M / 467 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 43 SQ M / 467 SQ FT

THE HAYSTACKS, HIGH WYCOMBE, HP13 6PY
APPROX. GROSS INTERNAL FLOOR AREA 127 SQ M / 1376 SQ FT
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
01494 451 300
wycombe@wyeres.co.uk
wyeres.co.uk

The **wye** Partnership