

wye Partnership

9 Dashwood Avenue, High Wycombe, HP12 3DN

In Excess of **£300,000**

9 Dashwood Avenue

High Wycombe

- A Traditional Box Bay Fronted Three Bedroom Semi Detached House In Good Condition Throughout.
- Gas Central Heating To Radiators And Double Glazed Windows
- Two Reception Rooms, Fitted Kitchen, Refitted Shower Room
- Ensuite Night Cloakroom To Master Bedroom, Two Good Size Further Bedrooms
- Enclosed Front & Rear Gardens
- Short Walk To Eden Shopping Centre & Railway Station
- Freehold House With No Upper Chain

Situated close to High Wycombe town centre as well as offering convenient access to the M40 motorway at J4. The town centre offers a vast array of shopping, leisure and entertainment facilities. Supermarkets are close by and the train station in the town centre is easily accessible providing trains into London in less than 30 minutes and trains to Birmingham & Oxford. In catchment of highly regarded Grammar Schools, with a park within a short walk of the property.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E







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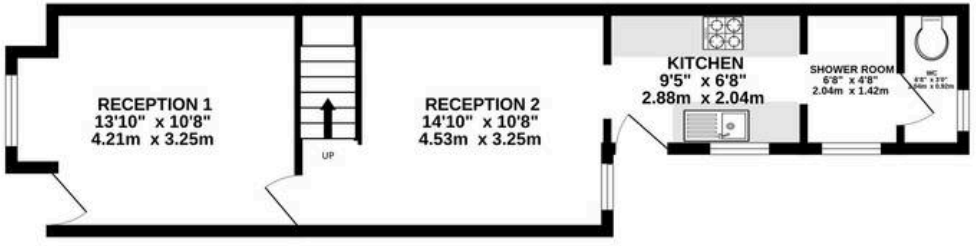
This traditional box bay fronted three bedroom semi detached house presents an excellent opportunity for those seeking a well maintained and conveniently situated home. The property is offered in good condition throughout and features gas central heating to radiators as well as double glazed windows. The ground floor comprises two generous reception rooms, providing flexible living. The fitted kitchen is well appointed, while the refitted shower room adds a touch of contemporary style. Upstairs, the master bedroom benefits from an ensuite night cloakroom for added privacy and convenience, and there are two further good size bedrooms, making the property suitable for families or those needing extra space for a home office or guest accommodation. The house is freehold and is offered with no upper chain. The property is centrally located, being just a short walk from the Eden Shopping Centre and the railway station, placing a wide range of amenities, retail outlets, restaurants, and excellent transport links within easy reach. This property combines traditional character with practical modern features, making it an attractive choice for buyers. Early viewing is highly recommended to appreciate what this property has to offer.



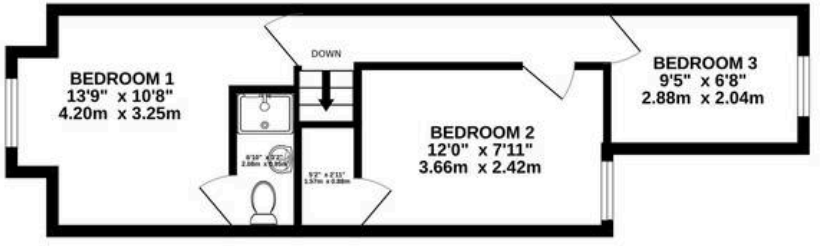




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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The Wye Partnership High Wycombe

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