



40 Warren Wood Drive, High Wycombe, HP11 1DZ
£599,950

40 Warren Wood Drive

High Wycombe, High Wycombe

- A Detached Family Home Offering Extended Accommodation
- Highly Sought After Location Behind The Rye & Close to Town
- Large Living Room, Dining Room, Study, Kitchen & Utility
- Four Bedrooms, Family Bathroom and Shower Room
- Double Garage, Driveway and Enclosed Private Gardens
- No Onward Chain

Situated in a highly desirable location just over 1 mile from the town centre and backing onto woodland and close to The Rye park with open air swimming pool and gym. The town centre is a level walk and provides extensive shopping facilities as well as a mainline railway links with 25-minute trains to London Marylebone as well as direct access to Oxford and Birmingham. There are buses to many destinations and the M40 motorway to junctions 3 & 4 are easily accessible

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



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Situated in a highly sought after location behind The Rye, a spacious family home available with no onward chain. The property has been extended on the ground floor comprising hallway, cloakroom, a large sitting room with doors leading through to the study with patio doors opening onto the rear garden and open to the dining room. The kitchen has been refitted with a utility room adjoining. There are four bedrooms, family bathroom and a shower room on the first floor. The property is double glazed and has a gas central heating system. To the outside at the front a driveway provides off-road parking and there is a double garage with gated side access to the rear garden which is laid to lawn with a wooded aspect to 'The Rye'.



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Approximate Gross Internal Area
Ground Floor = 80.9 sq m / 871 sq ft
First Floor = 51.7 sq m / 556 sq ft
Garage = 30.1 sq m / 324 sq ft
Total = 162.7 sq m / 1,751 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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