

Fords.

SALES | LETTINGS | NEW HOMES



124 Hughenden Avenue, High Wycombe, HP13 5SS

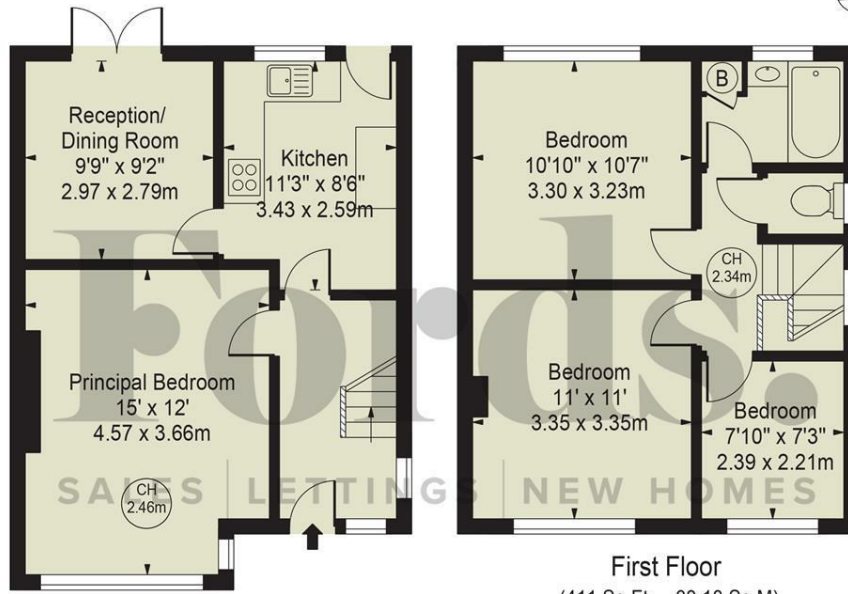
A well-presented three/four bedroom semi-detached family home occupying a generous corner plot on a sought-after residential road close to Hughenden Park. Offering excellent potential for further enlargement, including scope for a substantial extension or the possibility of an additional dwelling to the side, subject to the necessary planning consents.

- Large Corner Plot
- Potential for New Dwelling, or Extension (STPP)
- No Onward Chain
- Three/Four Bedroom Semi-Detached Home
- Popular Residential Location
- 0.5 Miles to Hughenden Park
- 1 Mile to Town Centre & Train Station
- Recently Installed Gas Boiler

£550,000

Hughenden Avenue

Approx. Gross Internal Area 848 Sq Ft - 78.78 Sq M



Ground Floor
(437 Sq Ft - 40.60 Sq M)

First Floor
(411 Sq Ft - 38.18 Sq M)

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	62	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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