



1 Clarendon Road, High Wycombe, Buckinghamshire, HP13 7AW - Guide Price £400,000

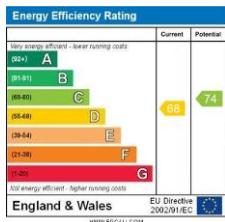
We are delighted to offer for sale this character extended three-bedroom semi detached house situated in a highly regarded area known locally as Pinions.

Front Door | Entrance Hall | Lounge With Bay Window | Dining Room | Large Kitchen/Breakfast Room | Rear Lobby | Walk In Extended Wet Room | First Floor Landing | Three Bedrooms | Views Over To Keep Hill Woods From The Master | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | In Need Of Some Updating And Improvement | Enclosed Rear Garden | Driveway Parking To The Front For Two Cars | Highly Regarded Established Residential Area | No Upper Chain | We Hold Keys For Early Viewings |

We are delighted to offer for sale this character, extended, three-bedroom semi detached house situated in a highly regarded area known locally as Pinions. The property is in need of a degree of updating and improvement, is heated by gas central heating to radiators, has double glazed windows, two reception rooms, a good size kitchen/breakfast room, rear lobby and large extended ground floor wet room. To the first floor are three bedrooms (far reaching views from the master) plus a family bathroom. Externally there are enclosed rear gardens and off-road parking for two cars to the front. Located in a mature area, Pinions is within walking distance of the town centre and railway station but also close to The Rye with its 50-acre park and woodland. The property is offered for sale with no upper chain, we hold keys.

Price... Guide Price £400,000

Freehold



LOCATION

Situated in a highly regarded residential area within walking distance of the town centre and a short walk to local schools. The town itself offers a wide range of shopping, leisure and recreation facilities as well as the main line railway station delivering access to London Marleybone in under half an hour. The 50-acre Rye Park is within walking distance and access to the M40 motorway is a short drive away at either Junction 4 Handy Cross or Junction 3 Loudwater.

DIRECTIONS

Leave High Wycombe town centre on the A40 London Road. Pass over the roundabout and having passed through pedestrian traffic lights turn immediately left in to Pinions Road. Turn second left into Roseberry Avenue and at the top the road bears right into Clarendon Road, Number 1 is on your left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

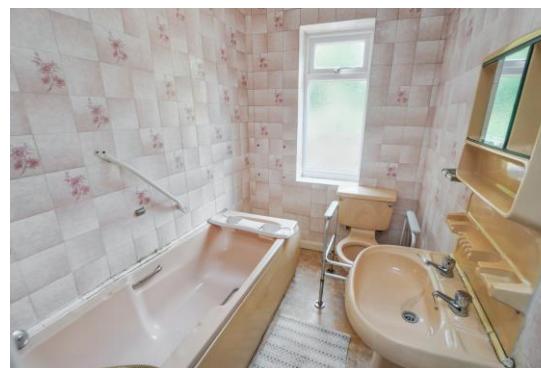
Band C

EPC RATING

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 on as statements of representation of fact and do not constitute any part of an offer or contract.

FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

APPROX. GROSS INTERNAL FLOOR AREA 95 SQ M / 1024 SQ FT
CLARENDON ROAD, HIGH WYCOMBE, HP13 7AW

FLOOR AREA 52 SQ M / 564 SQ FT

FLOOR AREA 43 SQ M / 460 SQ FT

GROSS INTERNAL

GROSS INTERNAL

FIRST FLOOR

GROUND FLOOR

GROSS INTERNAL

FLOOR AREA 52 SQ M / 564 SQ FT

