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Peterborough Avenue High Wycombe HP13 6DX



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Guide price £475,000

Presenting an enchanting semi-detached period residence that has been tastefully refurbished. Nestled in a sought-after location, just a short stroll away from Rye Park, the Town Centre, and the Train Station.

Description

When entering the property through the front door, you are welcomed into the bright spacious hallway with the stairs in front and herringbone flooring setting the tone throughout the ground floor. To your left, you have a well-proportioned living room boasting a bay window, original fireplace and impressive ceiling height. Back through the hallway, give access into the second reception room leading into the kitchen breakfast room. The shaker style kitchen has been fully renovated with an integrated fridge freezer, washing machine, dishwasher and a Rangemaster cooker. To complete this level, there is a cloakroom and access into the rear garden.

Ascending to the first floor, you'll find two well-appointed bedrooms along with the newly fitted family bathroom. The family bathroom has been renovated in a period fashion with a shower, roll top bath, period vanity and toilet. The principal bedroom enjoys the luxury of a bay window allowing plenty of natural light and west facing views over the Town.

On the top floor is the final double bedroom, which benefits from easily accessible eaves storage to the front and rear of the property.

This elegant residence boasts both front and rear gardens. The front garden has comfortable parking for 2 vehicles whereas the rear garden has been redesigned, offering inviting entertainment space with a new decking area and a lawn area.

Additional features include gas central heating, double glazing throughout, a spacious storage cupboard off the dining room and a downstairs cloakroom. The second-floor features plenty of Eaves storage allowing for practical storage space.



Situation

Peterborough Avenue is in a very popular and well-regarded location due to only being a stone's throw from the mainline station (0.1 miles), Eden Shopping Centre (0.7 miles), town centre and Rye Park (0.4 miles). For commuters to London by train, the London bound Platform 3 has easy access from Peterborough Avenue where it takes just 27 minutes to get to London Marylebone.

Peterborough Avenue, HP13 6DX

Approximate Gross Internal Area
Ground Floor = 510 sq ft / 47.4 sq m
First Floor = 451 sq ft / 41.9 sq m
Second Floor = 358 sq ft / 33.3 sq m
(Including Eaves Storage)
Total = 1319 sq ft / 122.6 sq m

Legend:
[Dashed line] = Reduced headroom below 1.5m / 5'0"
CH 2.61 = Ceiling Height

Ground Floor

- Kitchen: 16'0" x 9'11" (4.88 x 3.02m)
- Dining Room: 11'11" x 10'11" (3.63 x 3.32m)
- Sitting Room: 13'7" x 10'10" (4.13 x 3.30m)

First Floor

- Bedroom: 12'0" x 8'6" (3.67 x 2.60m)
- Principal Bedroom: 14'3" x 13'9" (4.35 x 4.18m)

Second Floor

- Eaves Storage: 16'7" x 14'4" (5.05 x 4.38m)
- Bedroom: 11'4" x 10'9" (3.45 x 3.28m)

Floor Plan produced for Ford & Partners by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	71	87
England & Wales		EU Directive 2002/91/EC

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