

Fords.

SALES | LETTINGS | NEW HOMES

Chequers Avenue High Wycombe HP11 1GP









Chequers Avenue High Wycombe HP11 1GP

Asking price £260,000

Situated within the popular Wye Dene development, built by renowned developer Berkeley Homes, this two double bedroom, two-bathroom ground floor apartment offers well-proportioned accommodation with direct access to a garden/patio area.

Description

A spacious central hallway leads to two double bedrooms, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. A modern family bathroom serves the second bedroom and guests.

The heart of the apartment is the open-plan kitchen, dining and sitting room, providing a sociable setting for everyday living and entertaining. French doors open onto the garden/patio area, connecting the living space with the outdoors.

Further benefits include gas central heating served by a recently installed gas boiler, UPVC double glazing and allocated parking.

Situation

Wye Dene enjoys a convenient position on the eastern side of High Wycombe, offering excellent access to both the town centre and surrounding Chiltern countryside. The area is popular with commuters, families and professionals alike, benefiting from a wide range of local amenities, well-regarded schools and superb transport connections.

High Wycombe town centre provides an extensive selection of shopping, leisure and dining facilities, including the Eden Shopping Centre, cinema complex, restaurants and cafés. The area is also well served by supermarkets, healthcare facilities and recreational amenities.

For commuters, High Wycombe railway station offers regular direct services to London Marylebone, whilst the nearby M40 (Junctions 3 and 4) provides convenient access to London, Oxford and the wider motorway network. Local bus routes further enhance connectivity throughout the area.

The property is ideally placed to enjoy the natural beauty of the Chiltern Hills Area of Outstanding Natural Beauty, with numerous walking trails, parks and open green spaces close by. Popular nearby attractions include The Rye, Hughenden Manor and West Wycombe Village, providing excellent opportunities for leisure and outdoor pursuits.



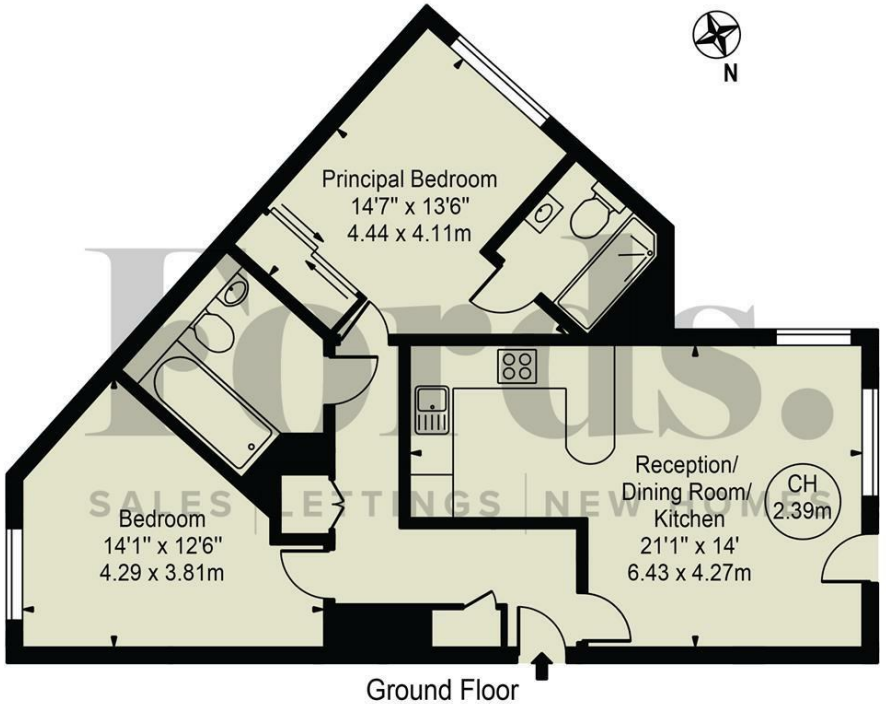




Floor Plans

York House

Approx. Gross Internal Area 723 Sq Ft - 67.17 Sq M

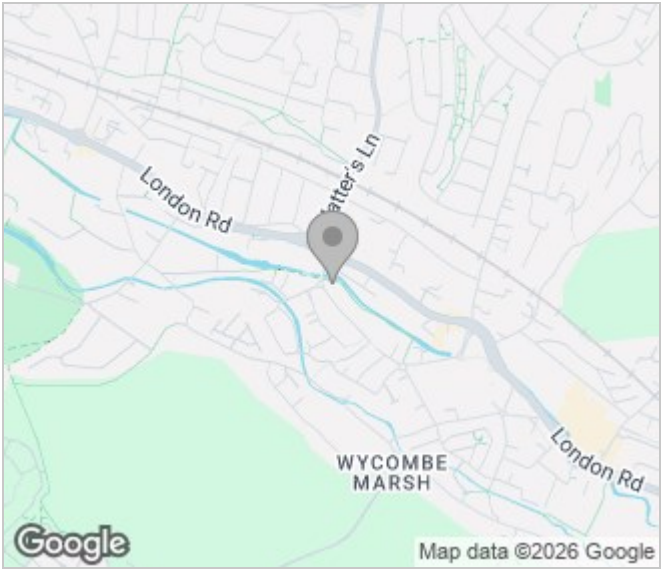


Ground Floor

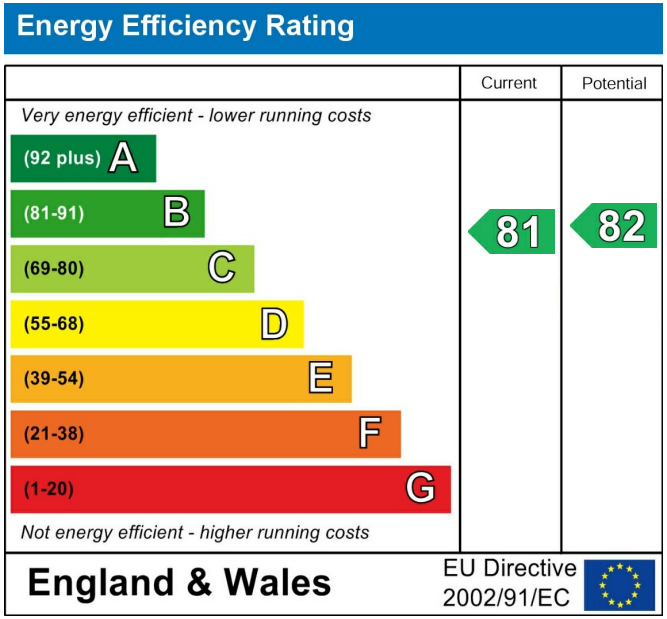
For Illustration Purposes Only - Not To Scale

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

Area Map



Energy Performance Graph



18 Crendon Street, High Wycombe, HP13 6LS
01494 840 600 sales@fordandpartners.com www.fordandpartners.com