



Laurel Drive, High Wycombe, Buckinghamshire, HP11 1HJ

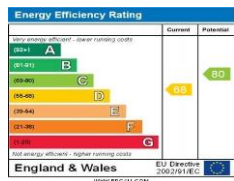
We are pleased to offer for sale this extended, four bedroom, detached house, located in a quiet cul de sac location in the popular Loudwater area of High Wycombe and providing excellent access to local facilities and the M40 motorway at junction 3.

Entrance Hall | Fitted Kitchen/Breakfast Room | Utility Room From Garage Conversion | Ground Floor Cloakroom/Walk In Shower | Large Lounge | Separate Dining Room | First Floor Landing | Four Good Size Bedrooms | Far Reaching Open Views To Rear | Refitted Immaculate Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Enclosed South Facing Rear Garden | Driveway Parking | Popular Cul De Sac Location | Close To Junction 3 Of M40 | Good Order Throughtout | No Upper Chain | Early Viewing Advised |

We are pleased to offer for sale this extended, four bedroom, detached house, located in a quiet cul de sac location in the popular Loudwater area of High Wycombe, providing excellent access to local facilities and the M40 motorway at junction 3. Having been much improved by the current sellers, the house is presented in good condition throughout and offers well proportioned accommodation, which is heated by gas central heating to radiators and with double glazed windows. All the bedrooms are of good size with far reaching views from the rear. The rear extension provides an additional reception room adjacent to the large lounge/dining room and the garage has been partly converted to accommodate a utility room, and allows the expansion of the ground floor cloakroom, which includes a walkin shower. Externally, there is an attractive rear garden, enclosed and south facing and driveway parking to the front. To be sold with no upper chain and we recommend an early viewing.

Price... £550,000

Freehold



LOCATION

Situated just under 3 miles to the east of High Wycombe town centre and close to Junction 3 of the M40 motorway and local shopping facilities. The property sits between High Wycombe and Beaconsfield with public transport links to both towns running close by and both offer rail services into London and more comprehensive shopping facilities.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two roundabouts and through three sets of traffic lights and after the next set turn left into the lay-by. After a short distance turn left into Laurel Drive and the property can be identified by a Wye Residential 'For Sale' board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

MORTGAGE

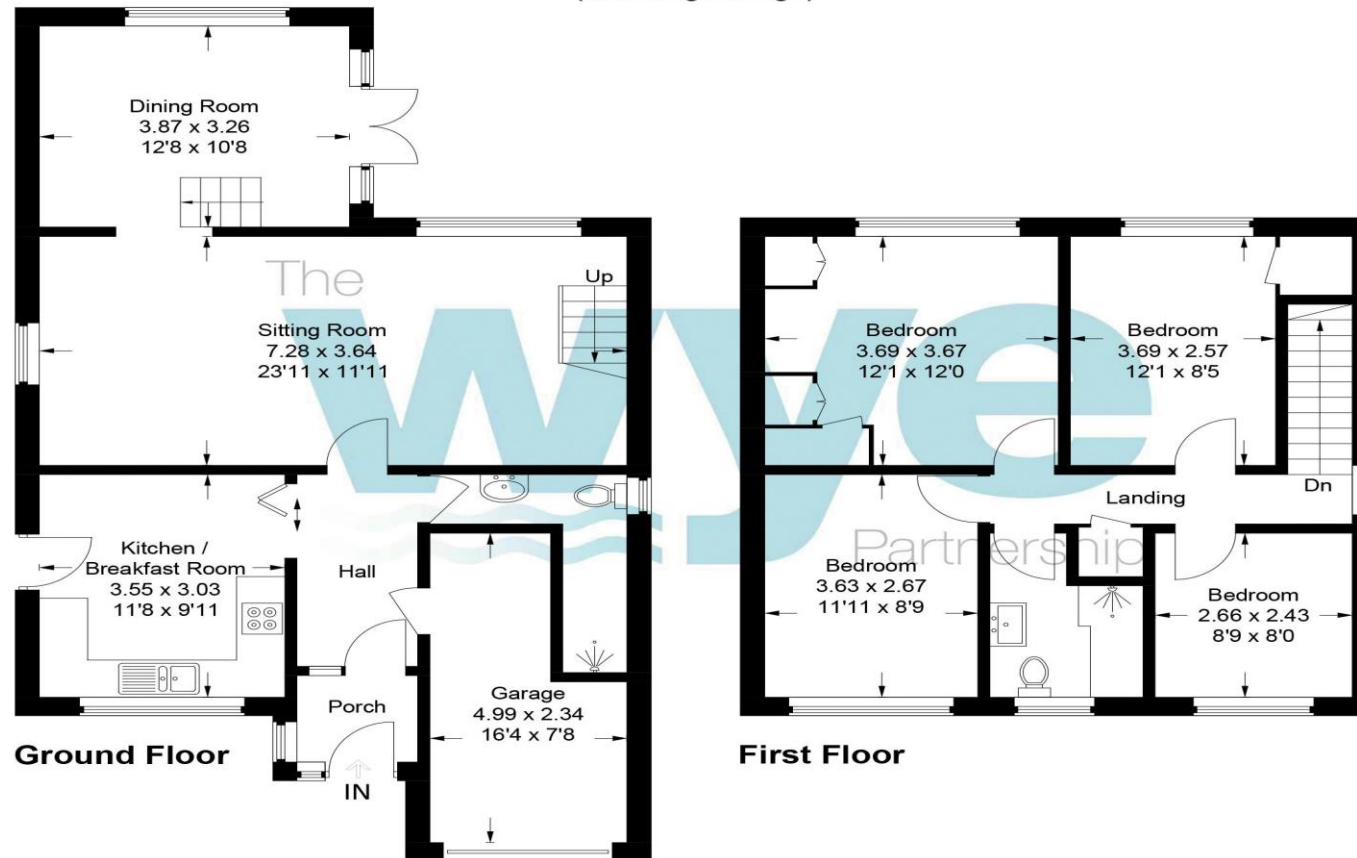
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



27 Laurel Drive

Approximate Gross Internal Area
Ground Floor = 75.4 sq m / 812 sq ft
First Floor = 54.4 sq m / 585 sq ft
Total = 129.8 sq m / 1,397 sq ft
(Including Garage)



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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The **wye** Partnership