



Walton Drive, High Wycombe, Buckinghamshire, HP13 6TY

*A traditional semi-detached home with a good size rear garden that enjoys an outlook over parkland to the rear.*

Entrance Porch | Entrance Hall | Lounge/Dining Room | Kitchen | First Floor Landing | Three Good Size Bedrooms | Shower Room | Gas Heating To Radiators | Double Glazed Windows | Garage | Good Size Rear Garden | Popular Area | In Need Of Some Updating | No Upper Chain |

A spacious three-bedroom, semi-detached house that offers scope for updating. Situated in a popular location with a good size rear garden that backs onto parkland at the rear. With accommodation comprising; Entrance porch, entrance hall, a double aspect lounge/dining room with double doors opening to the rear garden, kitchen also providing access to the rear garden. To the first floor landing; three bedrooms and shower room. To the outside at the front there is hard-standing and driveway leading to the garage. Gated side access leads to a good size rear garden with a patio that extends to lawn and gate to the park behind.



**Price... £385,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



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## LOCATION

Situated just over a mile and a quarter from the train station and town centre, with a variety of local shops close, recreational facilities and schooling including the Royal Grammar School for boys. There is a wide variety of supermarkets to choose from around the town and the extensive range of shops in the town centre cater for everyone. There is a train link to both London and Birmingham from High Wycombe station and M40 motorway can be accessed at Junctions 3 and 4.



## DIRECTIONS

From Crendon Street, ascend Amersham Hill continuing into Amersham Road. Continue for some distance and on reaching the second set of traffic lights, turn right into Arnison Avenue. Take the first turning left into Walton Drive passing Gerald's Road on your left where number 94 will be found on the left-hand side.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

D

### MORTGAGE

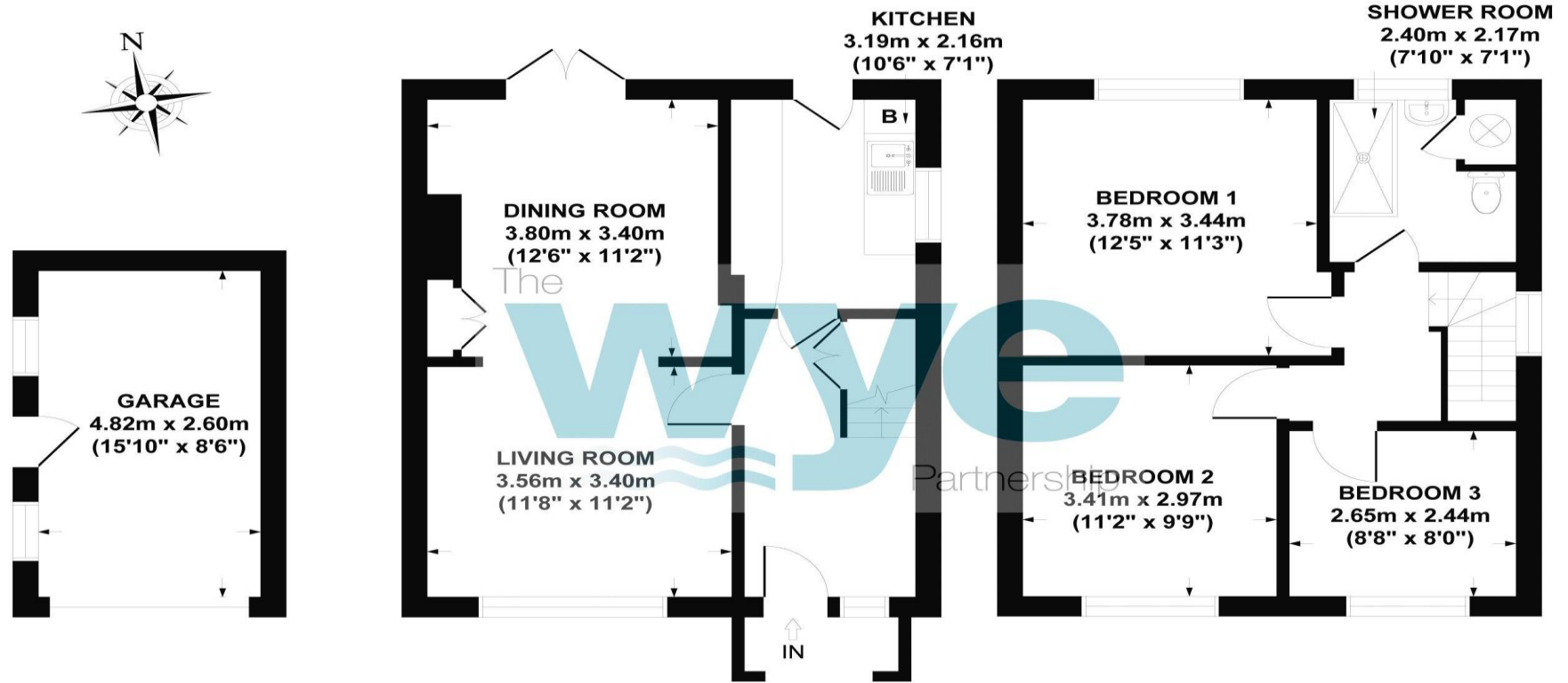
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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*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.*

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**GARAGE**  
GROSS INTERNAL  
FLOOR AREA 13 SQ M / 135 SQ FT

**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 42 SQ M / 452 SQ FT

**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 42 SQ M / 452 SQ FT

**WALTON DRIVE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6TY**  
**APPROX. GROSS INTERNAL FLOOR AREA 97 SQ M / 1039 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
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The **wye** Partnership