



Bassetsbury Lane, High Wycombe, Buckinghamshire, HP11 1RB

We are delighted to offer for sale this well-appointed three-bedroom detached bungalow situated in a highly sought after location surrounded by, and backing onto, open woodland.

Covered Porch | Large Welcoming Entrance Hall | Lounge And Separate Dining Room With Garden Views | Fitted Kitchen | Separate Utility Room | Three Bedrooms With En-Suite Bathroom To Master | Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Quiet Location | Close To Town And Railway Station | Garage | Large Driveway | Short Walk To The Rye With Its Riverside Walks | Approaching 2000 Sq Ft Of Accommodation | Amazing South Facing Rear Garden Extending To Over 200 Ft | Ample Room For Extension And Enlargement | This Is A One Off Property That Must Be seen Internally |

We are delighted to offer for sale this well-appointed, three-bedroom, detached bungalow situated in a highly sought after location surrounded by, and backing onto, open woodland. Originally built in the 1950's, the property has been extended over the years and now provides spacious and well-planned accommodation, including a large welcoming entrance hall, two reception rooms, three bedrooms, two bathrooms, fitted kitchen and a separate utility room, all of which are heated by gas central heating and with double glazed windows. The location is second to none situated off a quiet lane within a stone's throw of the Rye yet accessible to the town and railway station. Externally Avallon enjoys a stunning south facing mature rear garden extending to an excess of 200ft and a large driveway that gives access to the garage. The property is ideal for enlargement and extension given the size plot and subject to planning permission. A property that must be seen internally.

Price... £950,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
A	(92+)		82
B	(81-91)		
C	(69-80)	70	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			



LOCATION

Private 'leafy' location close to 'The Rye Park' yet just a level walk to town and mainline train Station with regular fast service to London Marylebone and Birmingham. High Wycombe is a bustling market town with its Old Town with local shops and regular markets and the modern Eden Centre with popular fashion outlets, cafes, restaurants, cinema and bowling complex. The M40 is just a short drive away with access to London and the North.



DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and pass over the first mini roundabout. Take the first turning on the right thereafter into Bassetsbury Lane and continue along through the 'S' bend where the property can be found on your right-hand side next to the entrance to Gypsy Lane.



ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

C

MORTGAGE

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

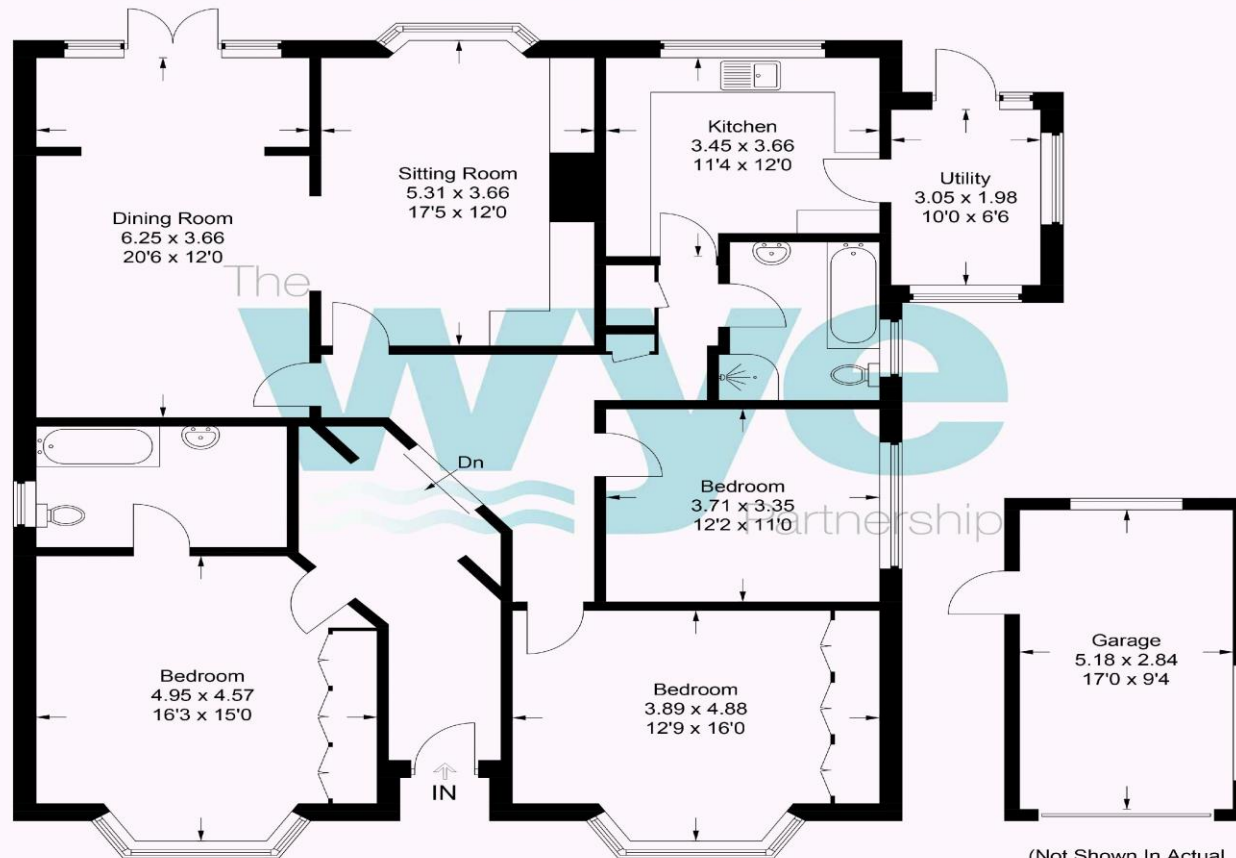


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Avallon

Approximate Gross Internal Area = 154.6 sq m / 1,664 sq ft
Garage = 14.8 sq m / 159 sq ft
Total = 169.4 sq m / 1,823 sq ft



Ground Floor

(Not Shown In Actual Location / Orientation)

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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