



Prestwood Close, High Wycombe, Buckinghamshire, HP12 3DE

A spacious terraced home on the west side of town available with no onward chain.

| Terrace Home on West Side of Town | Walkway Position | Reception Hall | Kitchen | Living Room | Rear Lobby | Landing | Two Double Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Garage at Rear off of Service Road | Enclosed Garden With Cellar Storage | No Onward Chain |

A spacious terrace house situated on the west side of the town centre that has far reaching views to the rear and the property. The property has benefited from some improvements to include replacement double glazing and gas central heating, yet offers scope for further updating. Accommodation comprising; Entrance hall, kitchen, living room with access to rear lobby and door to garden. There are two good size bedrooms and a first floor bathroom. There is an enclosed garden to the rear that has a cellar storage cupboard, and access to the garage via a service road.



Price... £265,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

Situated just over 1.5 miles to the west side of the town centre close to all local amenities and bus stop with regular service into the town centre which offers a multitude of shopping facilities, restaurants, leisure facilities and train station with direct links to London and Oxford.

DIRECTIONS

From the town centre proceed out along the A40 West Wycombe Road, go past the new Eden development and across two sets of traffic lights, just before the third set of lights turn left in to Mill End Road, follow the road down taking the second turning on the left in to Dashwood Avenue and Prestwood Close can be found on the left hand side clearly indicated by the Wye Residential for sale board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

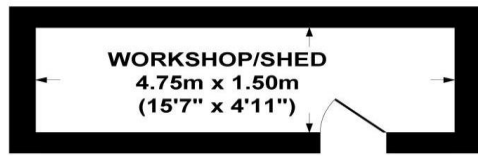
C

MORTGAGE

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

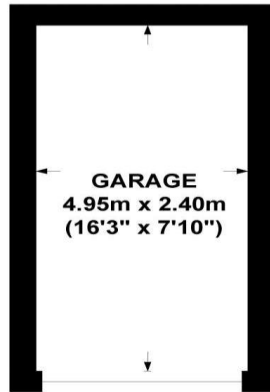


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



WORKSHOP/SHED
4.75m x 1.50m
(15'7" x 4'11")

OUTBUILDING
GROSS INTERNAL
FLOOR AREA 7 SQ M / 77 SQ FT



GARAGE
4.95m x 2.40m
(16'3" x 7'10")

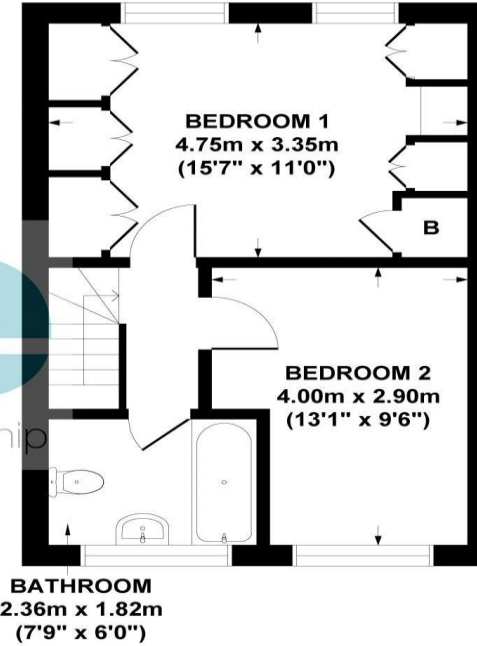
GARAGE
GROSS INTERNAL
FLOOR AREA 12 SQ M / 128 SQ FT



LIVING ROOM
4.75m x 4.32m
(15'7" x 14'2")

**KITCHEN/
BREAKFAST ROOM**
3.00m x 2.90m
(9'10" x 9'6")

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 39 SQ M / 419 SQ FT



BEDROOM 1
4.75m x 3.35m
(15'7" x 11'0")

BEDROOM 2
4.00m x 2.90m
(13'1" x 9'6")

BATHROOM
2.36m x 1.82m
(7'9" x 6'0")

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 35 SQ M / 382 SQ FT



PRESTWOOD CLOSE, HIGH WYCOMBE, HP12 3DE
APPROX. GROSS INTERNAL FLOOR AREA 93 SQ M / 1006 SQ FT
(INCLUDING GARAGE)
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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