



Conifer Rise, High Wycombe, Buckinghamshire, HP12 3HX

*We are pleased to offer for sale this well presented three-bedroom staggered terrace house situated in a quiet cul de sac location close to Wycombe town centre.*

Covered Porchway | Entrance Hall | Good Size Lounge To Rear | Separate Dining Room | Modern Fitted Kitchen | First Floor Landing | Three Bedrooms | Modern Refitted Shower Room | Gas Central Heating To Radiators | Double Glazed Windows | Enclosed Rear Garden | Good Order Throughout | Integral Garage | Additional Driveway Parking | Cul De Sac Location | Close To Town | No Upper Chain | We Hold keys |

We are pleased to offer for sale this well presented, three-bedroom, staggered terrace house situated in a quiet cul de sac location close to Wycombe town centre. The property has been well cared for and is heated via gas central heating to radiators, has sealed unit double glazed windows, the kitchen and shower room offers modern fittings, and the rear garden is enclosed. To the front the garden is open plan and there is a garage plus additional driveway parking. Being sold with no upper chain we hold keys for viewings.

**Price... Offers in Excess of £375,000**

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		79
C		
(55-68)	61	
D		
(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		

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## LOCATION

Situated approximately 1 mile to the west side of High Wycombe town centre, whilst the property is accessible to local convenience stores, the town centre offers a vast array of shopping, leisure and hospitality facilities as well as a mainline rail link to London Marylebone.

## DIRECTIONS

From High Wycombe town centre proceed out on Queen Alexandra Road passing the hospital on the left-hand side. Continue along and the road becomes Suffield Road. At the end of the road turn left onto Desborough Avenue and take the next right into Plumer Road. Continue to the end and turn left into Carrington Road. Take the second left into Conifer Rise where the property can be found on the left-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

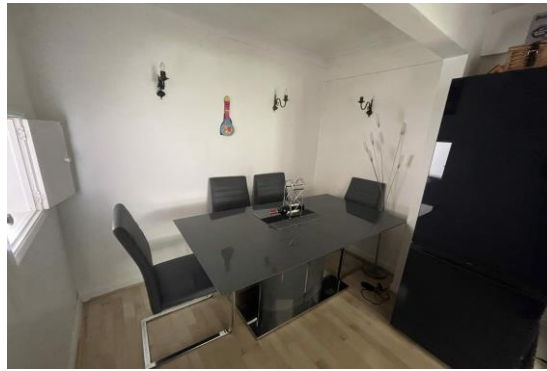
Band D

### EPC RATING

D

### MORTGAGE

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

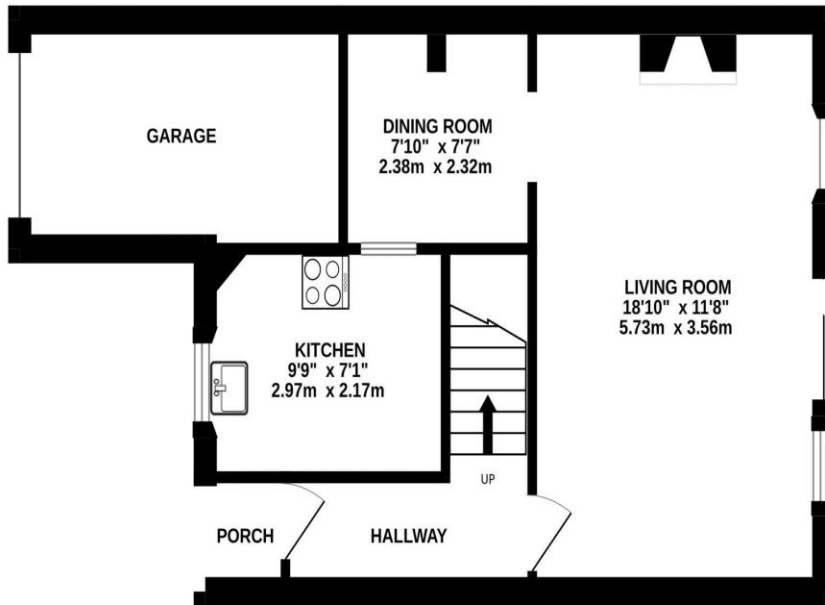


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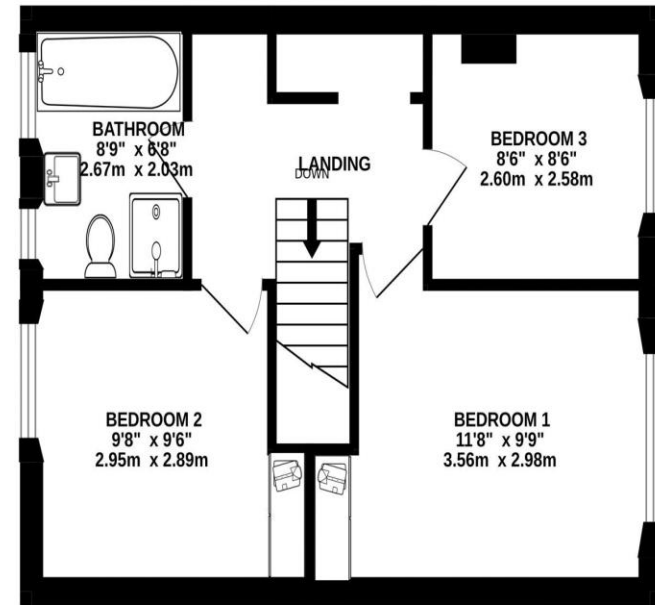
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1002 sq.ft. (93.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The **wye** Partnership