



Hammersley Lane, High Wycombe, Buckinghamshire, HP13 7BN

A spacious five-bedroom semi-detached property in a popular location to the East of High Wycombe.

Porch | Entrance Hall | Cloakroom/Shower Room | Lounge | Kitchen | Dining Room | Utility Room | Conservatory | Family Bathroom | Five Bedrooms | Front And Rear Driveway | Gardens To Front And Rear | No Onward Chain |

An extended older style five-bedroom semi-detached home. Located to the east of town in an enviable elevated position. The property boasts spacious and versatile accommodation for the growing family and offers good access to local schooling, amenities and Junction 3, M40. Benefitting from gas central heating, with recently upgraded boiler, and triple glazing to most rooms the property in brief comprises; entrance hall, cloakroom/shower room, dining room/kitchen, lounge, conservatory, utility room, five bedrooms, family bathroom, driveway parking to front and rear, level gardens. Offered with no onward chain.



Price... £485,000

Freehold

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



LOCATION

Located to the east of town in an enviable elevated position the property boasts versatile accommodation for the growing family and offers good access to local schooling, amenities and Junc 3, M40.

DIRECTIONS

From High Wycombe town centre proceed out on the A40 London Road over two roundabouts and at the fifth set of traffic lights turn left into Hammersley Lane. Ascend the hill and the property can be found on the brow of the hill on the right-hand side.

ADDITIONAL INFORMATION

EPC RATING

C

COUNCIL TAX

Band D

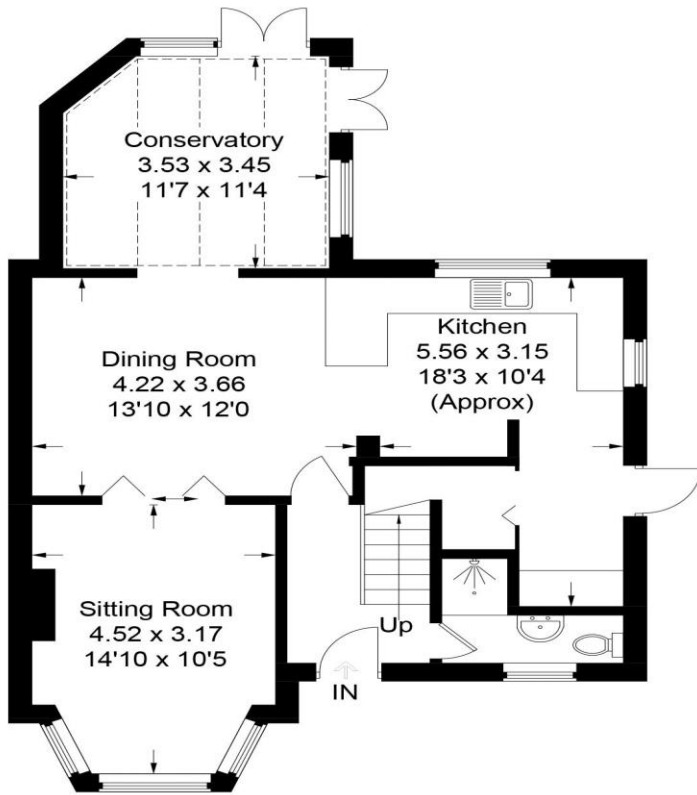
MORTGAGE

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

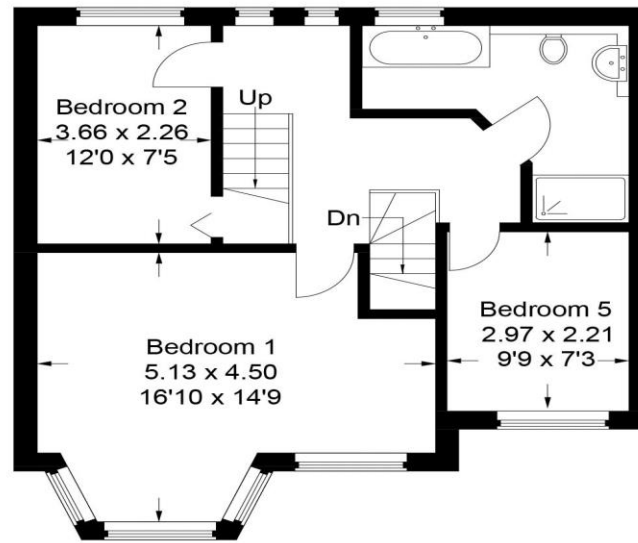


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

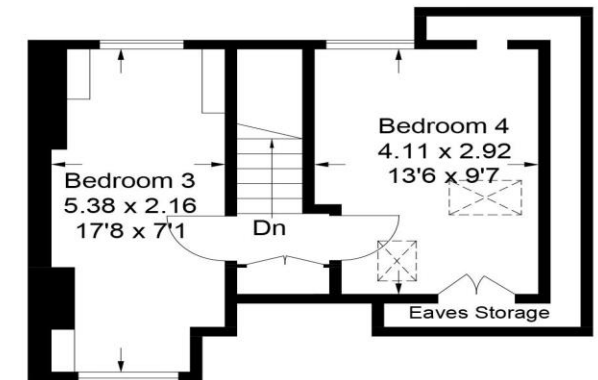
Approximate Gross Internal Area
 Ground Floor = 66.8 sq m / 719 sq ft
 First Floor = 55.3 sq m / 595 sq ft
 Second Floor = 28.4 sq m / 306 sq ft
 (Excluding Eaves Storage)
 Total = 150.5 sq m / 1620 sq ft



Ground Floor



First Floor



Second Floor

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