



Lime Avenue, High Wycombe, Buckinghamshire, HP11 1DP

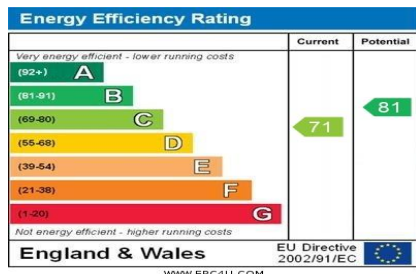
An extended four-bedroom family home with a large rear garden in a quiet sought after location close to 'The Rye' and town centre amenities.

| Overhung Porch | Entrance Hall | Living Room | Delightful Open Plan Kitchen/Dining Room | Utility Room | Cloakroom | Four Bedrooms | Modern Family Bathroom | Gas Central Heating | Double Glazing | Large Rear Gardens | Garage + Driveway Parking |

An attractive bay fronted home which has been extended to provide spacious family accommodation. With accommodation to the ground floor comprising: entrance hall, separate living room with log burning stove, a stunning 24'1 x 17'10 open plan family/kitchen/dining room which has been refitted and equipped with a number of built in appliances with twin double doors opening to the rear garden and access to a separate utility room and downstairs cloakroom. To the first floor three bedrooms and a modern three piece bathroom suite with landing and stairs to the second floor and a 17'7 x 14'2 master bedroom. To the outside, at the front, a driveway provides off road parking, and to the rear a wonderful large, landscaped garden with an extensive decked area adjacent to the house which extends to the remainder which is essentially lawn with a number of mature plants and shrubs.

Price... £650,000

Freehold



LOCATION

Situated in a private 'leafy' road location behind 'The Rye Park' yet just a short 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. High Wycombe boasts numerous excellent schools for all ages including The Royal Grammar School and John Hampden for boys and Wycombe High School for girls. 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. At the first mini roundabout pass straight over turning first right into Bassetsbury Lane. Continue down Bassetsbury Lane and turn right at the crossroads into Keep Hill Road and then first left into Lime Avenue where the property can be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

C

MORTGAGE

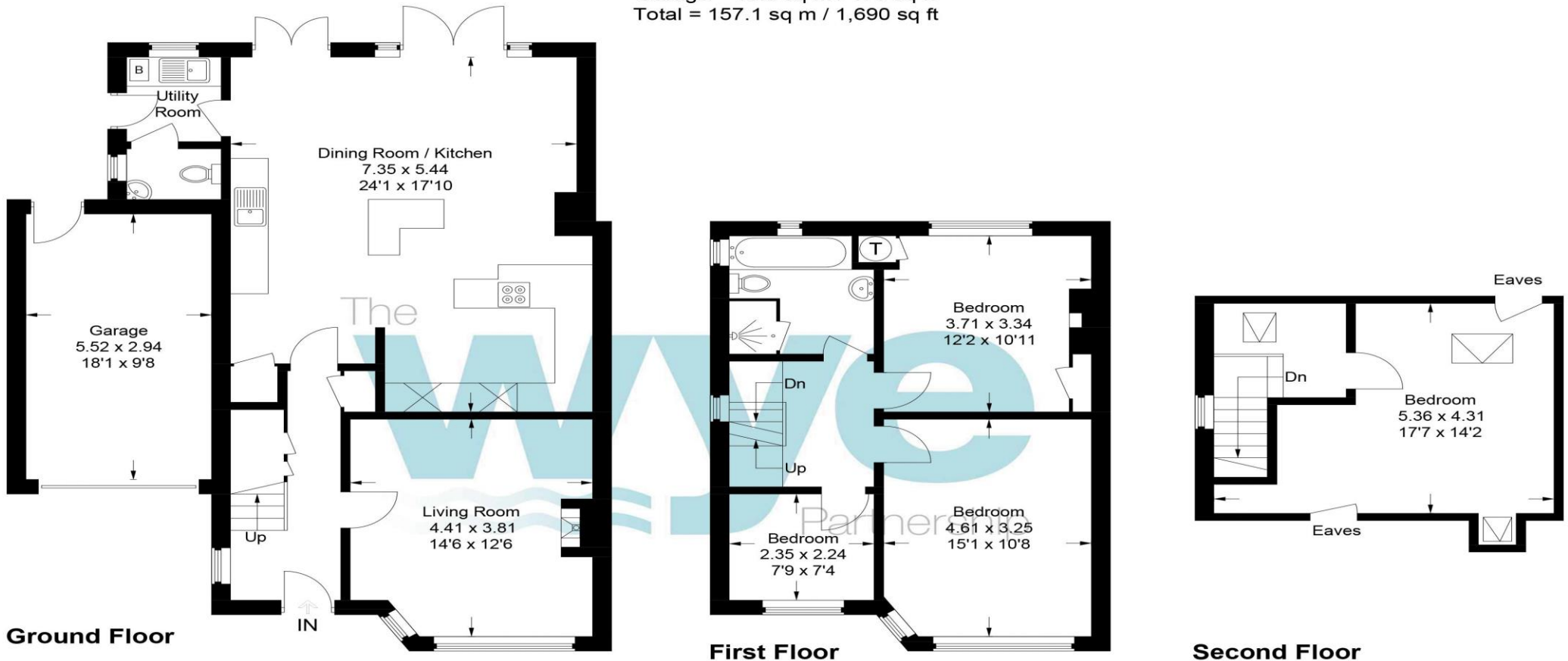
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



6 Lime Avenue

Approximate Gross Internal Area
Ground Floor = 71.2 sq m / 766 sq ft
First Floor = 45.7 sq m / 492 sq ft
Second Floor = 23.9 sq m / 257 sq ft
Garage = 16.3 sq m / 175 sq ft
Total = 157.1 sq m / 1,690 sq ft



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