



Bowerdean Road, High Wycombe, Buckinghamshire, HP13 6XR

An extended semi-detached property with planning permission for further extension on a corner plot close to the town centre and train station.

| Extended Semi-Detached House On Corner Plot | Planning Permission For Further Extension | Entrance Hall | Living Room | Dining Room | Kitchen/Breakfast Room | Large Ground Floor Bathroom | Landing | Three Double Bedrooms | Bathroom | Double Glazing | Gas Radiator Heating | Front And Side Gardens| Large Driveway At Rear Providing Off Road Parking For Several Vehicles | No Onward Chain |

An extended semi-detached property offering spacious accommodation convenient for High Wycombe town centre and train station. There is planning permission granted for a further extension which would add a two story side extension, ground floor extension plus two bedrooms and a shower room in the loft, planning reference number 22/08344/FUL. In brief the accommodation comprises; entrance hall, living room, dining room, kitchen/breakfast room, large ground floor bathroom, landing, three double bedrooms, bathroom, double glazing, gas radiator heating, corner plot garden, large driveway providing parking for several vehicles. No onward chain.

Price... £445,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LOCATION

Less than 1 mile North East of town, well placed for the London and Amersham Roads. Local shops are close to hand as are buses to High Wycombe centre which provides comprehensive shopping facilities and 25 minute London trains as well as direct connections to Oxford and Birmingham. The Royal Grammar School is within easy reach and M40 motorway access to junctions 3 and 4 are a 10 minute drive.



DIRECTIONS

From our office in Crendon Street ascend the hill and turn right immediately after the railway station into Totteridge Road. Continue along Totteridge Road to the traffic lights at the junction with Bowerdean Road and turn left. The property can be found a short way along just after the entrance to Underwood Road



ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

MORTGAGE

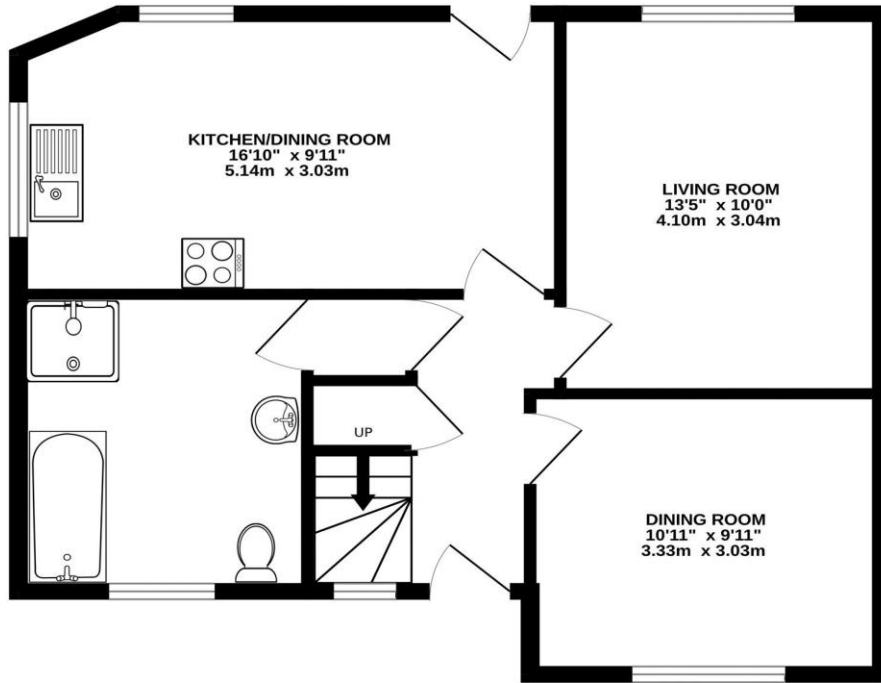
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



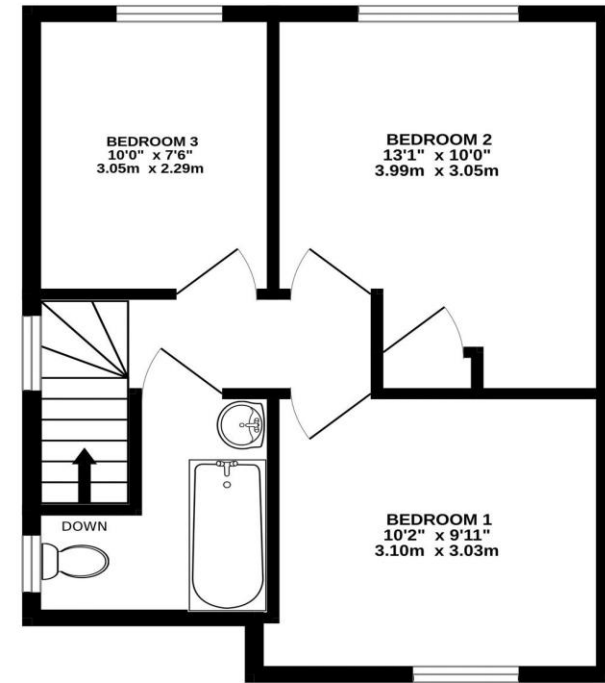
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1148sq.ft. (106.7 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