



Vanguard Close, High Wycombe, Buckinghamshire, HP12 3FP - £435,000

A stunning town house on three floors, at the end of a cul-de-sac, complemented by a delightful south facing rear garden.

| Exceptional Town House | Entrance Hall | Cloakroom | 17'6 x 15' Fitted Kitchen/Dining Room | Utility/ Storage Room | First Floor Landing | Sitting Room | Double Bedroom | Second floor Landing | Two Further Double Bedrooms With En-Suite To Master Bedroom | Family Bathroom | Gas Central Heating | Double Glazing | Delightful South Facing Rear Garden | Driveway Parking |

A beautifully presented, modern town house situated at the end of tucked away cul-de-sac. The property has been considerably improved by the current owners and viewing are highly recommended. On the ground floor the accommodation comprises: Entrance Hall, cloakroom, utility/storage room and a stunning, refitted kitchen/dining room with bi-folding doors that open onto a delightful landscaped rear garden. To the first floor, a light and airy living room with two sets of double doors that open to Juliet balconies and a double bedroom. On the second floor landing, there are two further double bedrooms with an ensuite shower room to the master bedroom and the family bathroom. The property is double glazed throughout and is served by a gas heating system. To the outside, a driveway provides parking for two cars at the front and there is a landscaped rear garden, which has been designed with low maintenance in mind.

Price... £435,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		88
A		
(81-91)		
B		
(69-80)	78	
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	
<small>WWW.EPC4U.COM</small>		



LOCATION

A well presented modern built town house situated at the end of tucked away cul-de-sac enjoying pleasing views over the town and valley. In brief comprising: entrance hall, cloakroom, kitchen/breakfast room, living room, living room, three bedrooms, bathroom, en-suite shower room, gas c/h, double glazing, garage, gardens. No onward chain.

DIRECTIONS

From our office in Crendon Street proceed out along the A40 West Wycombe Road and turn left into Desborough Park Road. At the traffic lights continue straight over and turn right at the mini roundabout into Copyground Lane and take the next left into Vanguard Close where number 28 can be found at the far end of the cul-de-sac.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

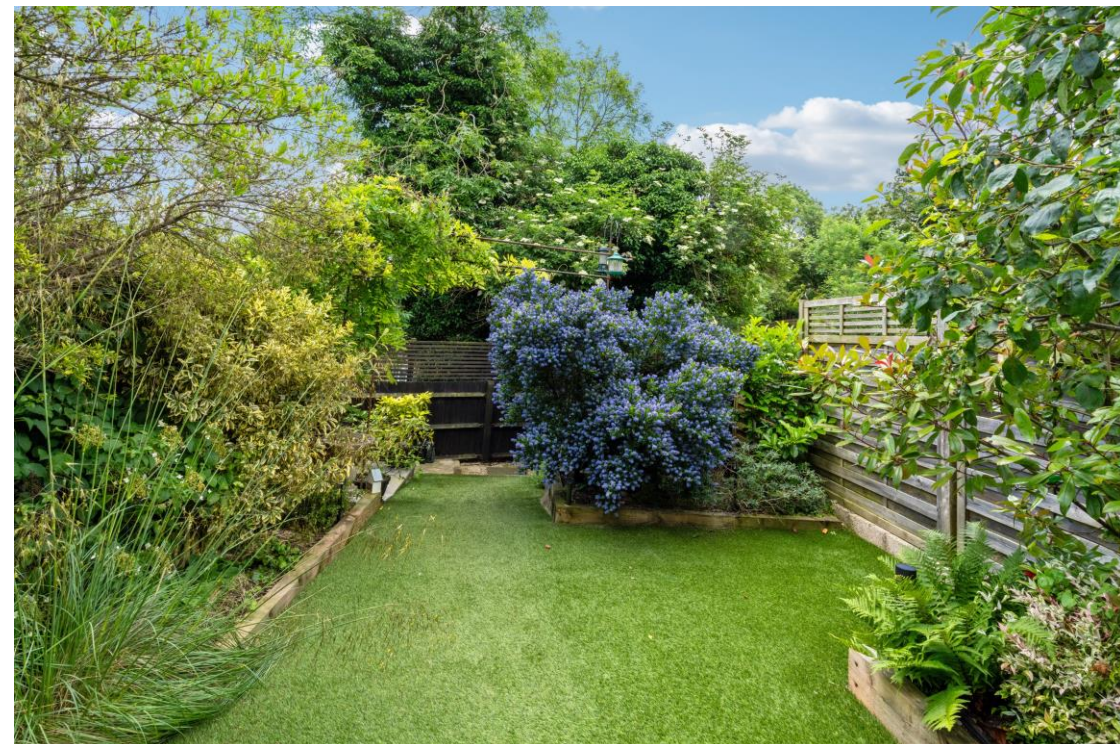
EPC RATING

C

MORTGAGE

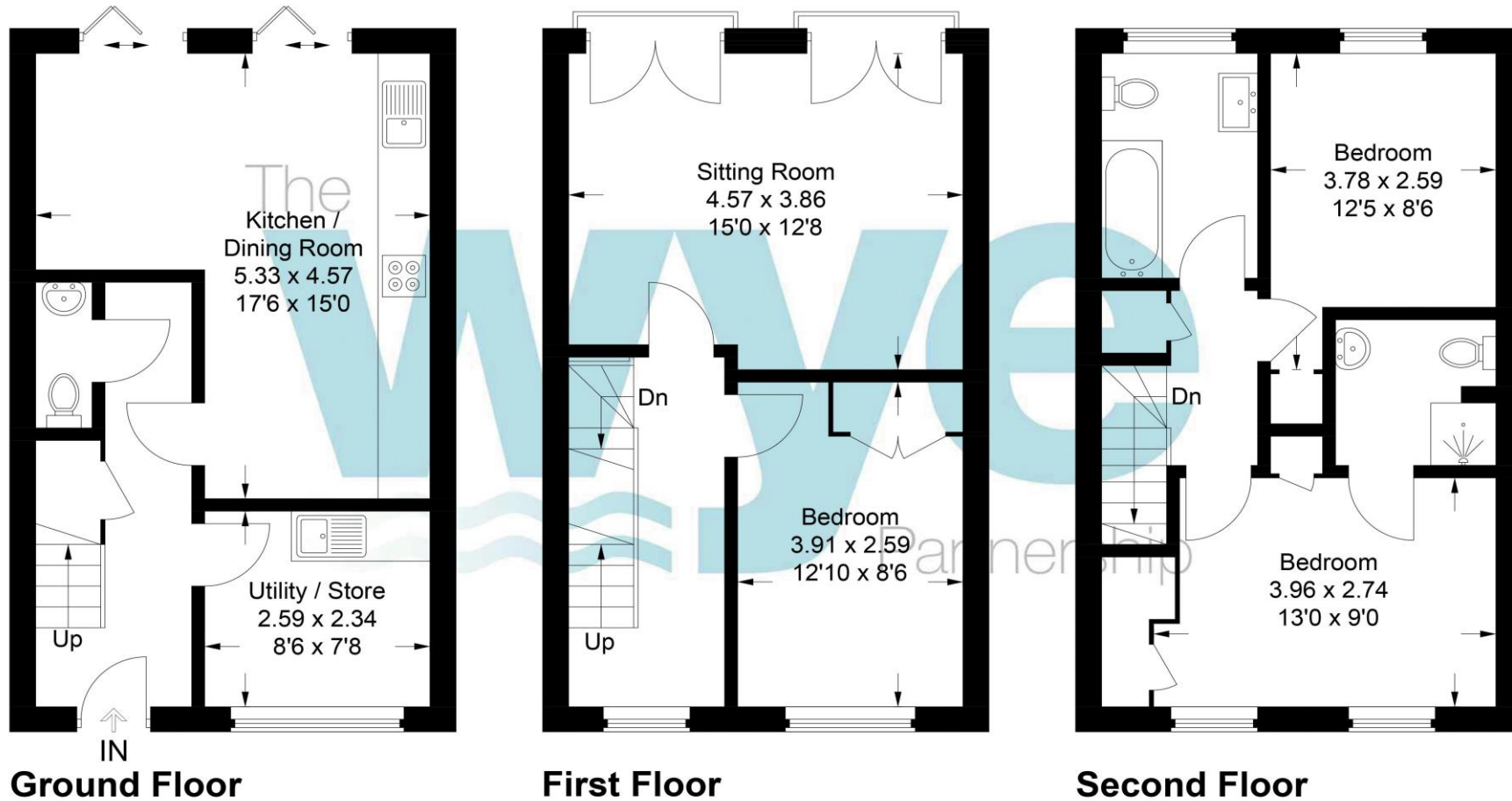
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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



28 Vanguard

Approximate Gross Internal Area
 Ground Floor = 36.2 sq m / 390 sq ft
 First Floor = 36.2 sq m / 390 sq ft
 Second Floor = 35.7 sq m / 384 sq ft
 Total = 108.1 sq m / 1,164 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.