



Manor Gardens, High Wycombe, Buckinghamshire, HP13 5HD

An attractive semi detached home with the most amazing, large level gardens.

| Reception Hall | Double aspect Sitting Room | Fitted kitchen | Large Dining Room | Cloakroom | Landing | Three Double Bedrooms | Refitted Bathroom | Gas Central Heating | Double Glazed Windows | Garage and Driveway | Fantastic Large Level Gardens | Ample Scope for Extension (STPP) | Viewing Recommended |

Situated in a highly sought after cul-de-sac on the outskirts of the town, close to Hughenden Park, a most attractive, extended, semi detached home with the most amazing, large level garden. The property has been extended to the rear but offers so much scope, subject to permission being obtained, to enlarge further. The accommodation has been meticulously maintained and comprises of three double bedrooms and a modern bathroom on the first floor whilst the ground floor has a reception hall, cloakroom, a double aspect sitting room, modern fitted kitchen which opens into a large dining room. There is a garage and driveway. Viewing is strongly recommended.

Price... £525,000

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		
	74	83
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

The property is situated just over one mile from the town centre close to the beautiful National Trust Hughenden Park. The property is close to local bus route which will give access to the town centre with multiple shopping facilities and railway station. There are local shops close by which provide for most day to day needs.

DIRECTIONS

Leave High Wycombe on the A4128 Hughenden Road, pass over the two mini roundabouts and then take the next turning left into Coates Lane. Once in Coates Lane take the next turning left into Manor Gardens, follow the road round to the left and the property will be found at the head of the cul-de-sac.

ADDITIONAL INFORMATION

EPC RATING

C

COUNCIL TAX

Band D

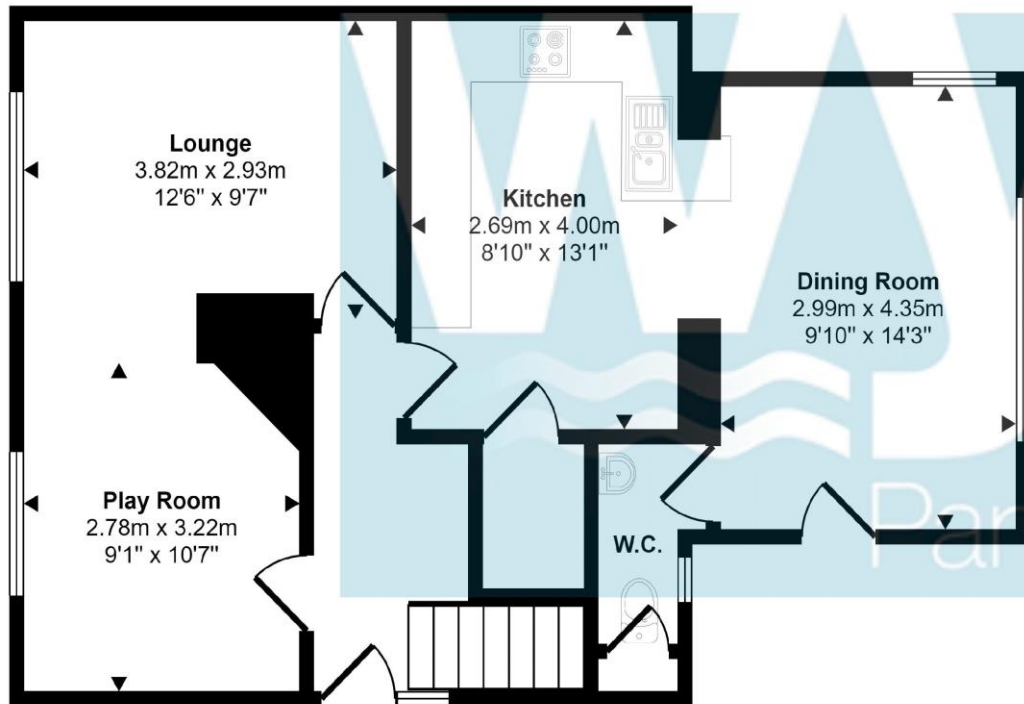
MORTGAGE

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

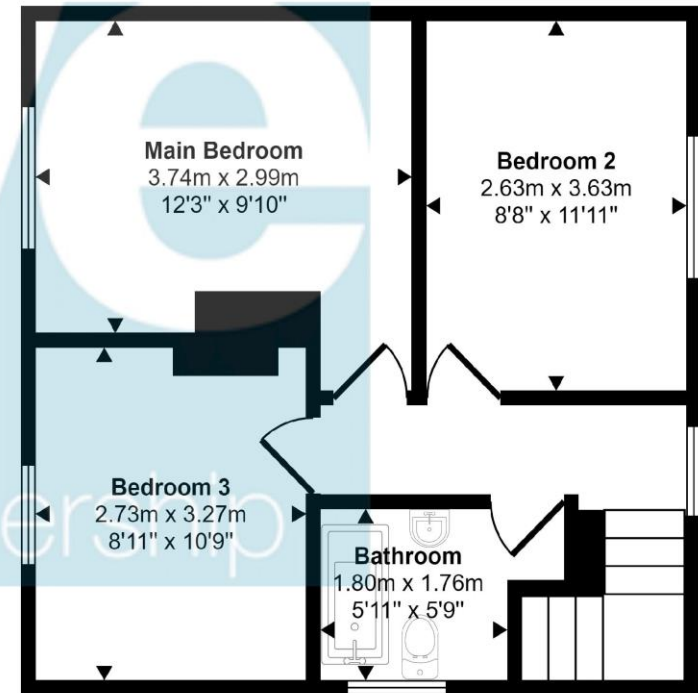
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
100 sq m / 1074 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft



First Floor
Approx 42 sq m / 451 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership