



Pheasant Drive, High Wycombe, Buckinghamshire, HP13 5JW

We are pleased to offer for sale this traditional three bedroom semi detached house situated in a pleasant location overlooking woodland to the front.

Overhung Porch | Entrance Hall | Open Plan Lounge/Dining Room | Cloakroom | Fitted Kitchen | First Floor Landing | Three Bedrooms | Refitted Family Bathroom | Enclosed Rear Garden | Large Open Plan Front Garden | Gas central Heating To Radiators | Double Glazed Windows | Overlooking Woodland To Front | Garage In A Block | Popular Residential Area | We Hold Keys For early Viewings |

We are pleased to offer for sale this traditional three-bedroom semi-detached house situated in a pleasant location, overlooking woodland to the front. The property has gas central heating to radiators, double glazed windows, a good size open plan lounge/dining room, ground floor cloakroom, three first floor bedrooms and a refitted family bathroom. Externally there is an enclosed rear garden, open plan front garden and a garage situated to the rear in a block. Located in a highly regarded residential area, we advised early viewing of this lovely family home.

Price... Guide Price £395,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(56-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



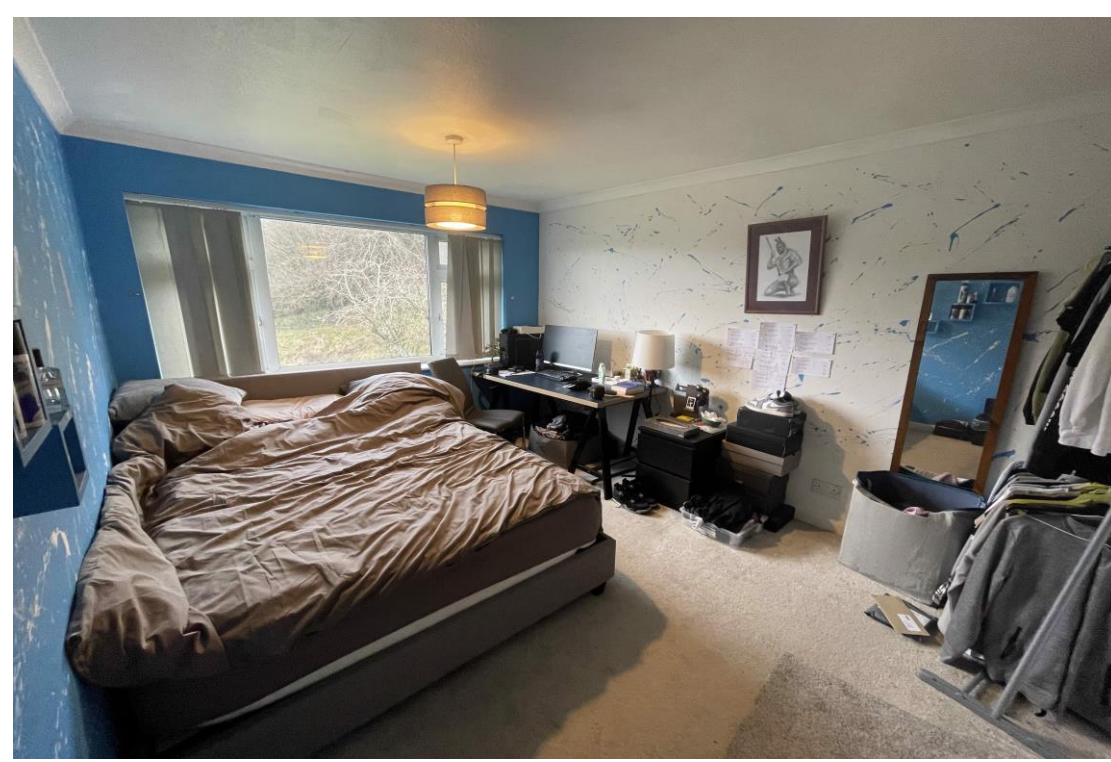
LOCATION

Located close to Downley Village and common, local shops, public houses, bus stop, and highly regarded schools. Convenient for High Wycombe town centre and all of its amenities including; mainline railway station, large supermarkets, department stores, restaurants, hospital, cinema and bowling alley. Close to Hughenden Park, Hughenden Manor and the National Trust village of West Wycombe.



DIRECTIONS

From High Wycombe town centre proceed out passing the new Eden shopping centre to join the A40 West Wycombe Road. At the second major set of traffic lights turn right into Plomer Hill and take the first left thereafter into Pheasant Drive where the property can be found on the right hand side identified by a Wye Residential for sale board.



ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

MORTGAGE

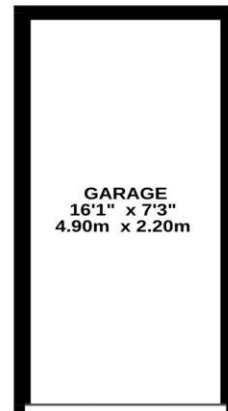
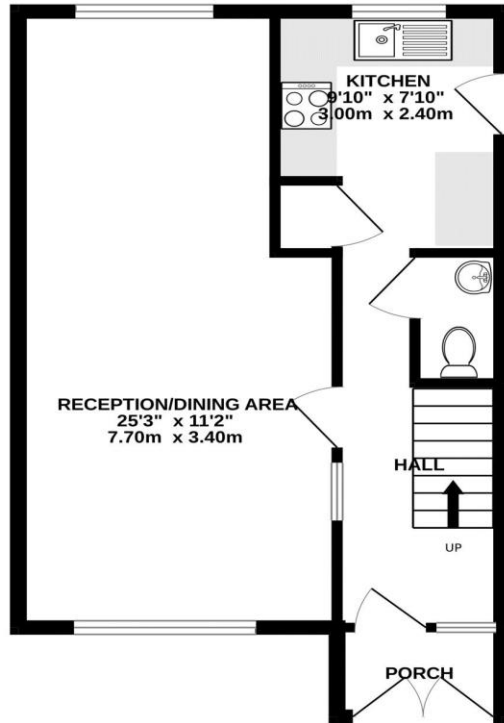
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



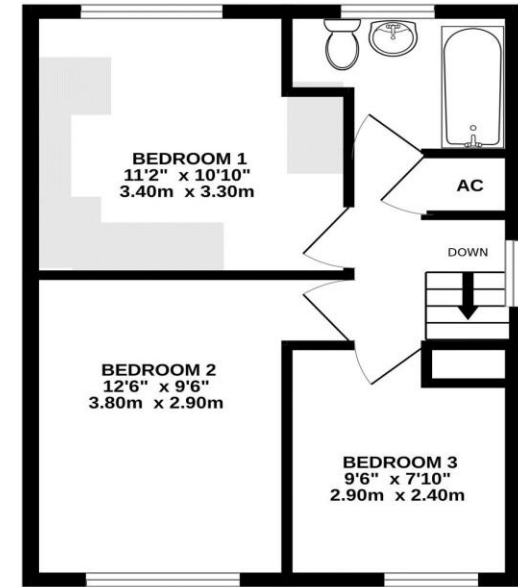
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1033sq.ft. (96.0 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