

North Drive, High Wycombe, Buckinghamshire, HP13 6JW

*A beautifully presented end of terrace house in a popular location benefitting from a landscaped rear garden.*

| Entrance Hall | Cloakroom | Living Room | Kitchen/Dining Room | Landing  
 | Three Bedrooms | Bathroom | Gas C/H | Double Glazing | Driveway Parking  
 | Landscaped Gardens | Balance Of NHBC | No Onward Chain |

We are delighted to offer a stunning three bedroom house situated within this popular residential area known as 'The Drives'. Built to a high specification in 2018 the property occupies corner plot gardens and has been very well maintained with the benefit of a fitted kitchen/dining room to include appliances, UPVC double glazing, gas central heating and white bathroom suite. To the outside the gardens are laid to lawn to the rear with gated access to a gravelled driveway providing space for several vehicles. The property is sold with the balance of a NHBC guarantee.



**Price... £375,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		95
A		
(81-91)	83	
B		
(69-80)		
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>		



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## LOCATION

Situated approximately one mile North of High Wycombe centre with local shops within a 5-10 minute walk. Regular buses are close by running regularly to town centre and station. With 25 minute trains to London Marylebone and direct services to Birmingham and Oxford. The town offers comprehensive shopping with a library, theatre amongst it's many facilities. M40 accesses to junctions 3 and 4 are within a 10 minute drive.



## DIRECTIONS

From our Crendon Street office, ascend the hill turning right just above the railway station into Totteridge Road. Proceed along Totteridge Road, passing through the traffic lights at the junction with Bowerdean Road, ascending the hill on the other side. On reaching the top of the hill, bear round the left hand bend then take the third turning left into The Crescent. Take the second turning left into South Drive and then take the first turning right into West Drive. Proceed to the end of the road where the property will be found on the left hand side as you come into North Drive.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

B

### MORTGAGE

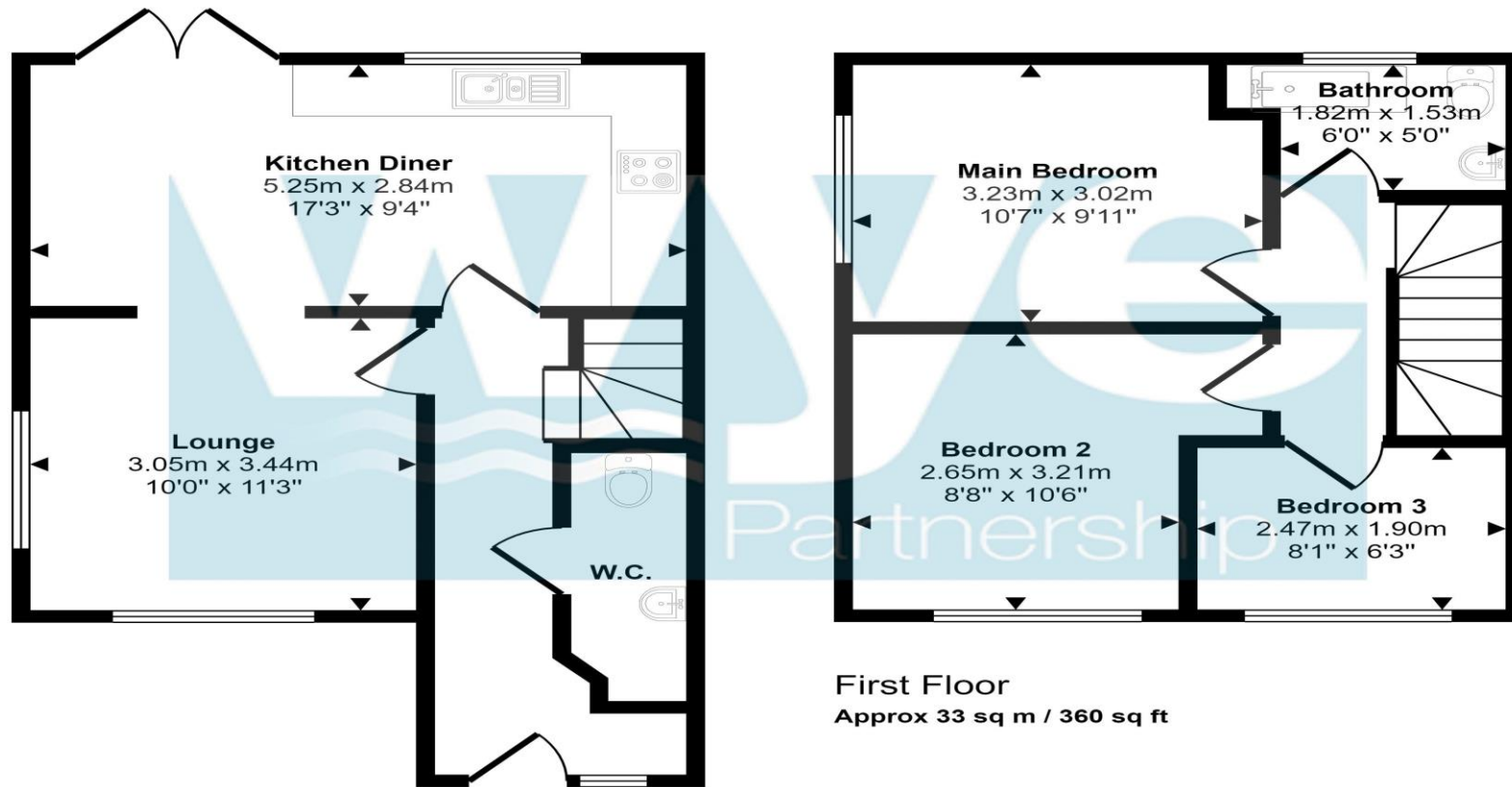
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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*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  
71 sq m / 762 sq ft



Ground Floor  
Approx 37 sq m / 402 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.

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership