



11 Chippendale Close, High Wycombe, Buckinghamshire, HP13 6BS



*A beautifully refurbished semi-detached house with landscaped gardens.*

Beautifully Refurbished Semi-Detached House | Lounge | Dining Area Opening to Refitted Kitchen | Ground Floor Cloakroom | Three First Floor Bedrooms | Family Bathroom with Bath and Separate Shower Cubicle | Well Maintained Gardens | Gas Central Heating To Radiators | Double Glazed Windows | Parking For Two Cars | Sought After Cul-De-Sac Location |

A traditional semi detached house which has been beautifully refurbished throughout and situated in a sought after residential cul-de-sac. The property has reception hall, lounge, dining room, kitchen and cloakroom on the ground floor and has three bedrooms and bathroom on the first floor. The property benefits from a refitted kitchen and bathroom with a bathe and separate shower cubicle as well as having gas central heating and double glazing. There is a delightful rear garden with large lawn and patio area and there is off road parking at the front for two cars. Viewing highly recommended!

**Price... £450,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			





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## LOCATION

Situated just over a mile and a quarter from the train station and town centre yet conveniently situated for local amenities and the Royal Grammar School. There is a wide variety of supermarkets to choose from around the town and the extensive range of shops in the town centre cater for everyone. There is a train link to both London and Birmingham from High Wycombe station and M40 motorway can be accessed at Junctions 3 and 4.



## DIRECTIONS

From Crendon Street, ascend Amersham Hill continuing into Amersham Road. Continue for some distance and on reaching the second set of traffic lights, turn right into Arnison Avenue. Take the first turning left into Walton Drive and then first right into Chippendale Close. The property will be found on the left hand side.



## ADDITIONAL INFORMATION

### EPC RATING

E

### COUNCIL TAX

Band D

### MORTGAGE

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

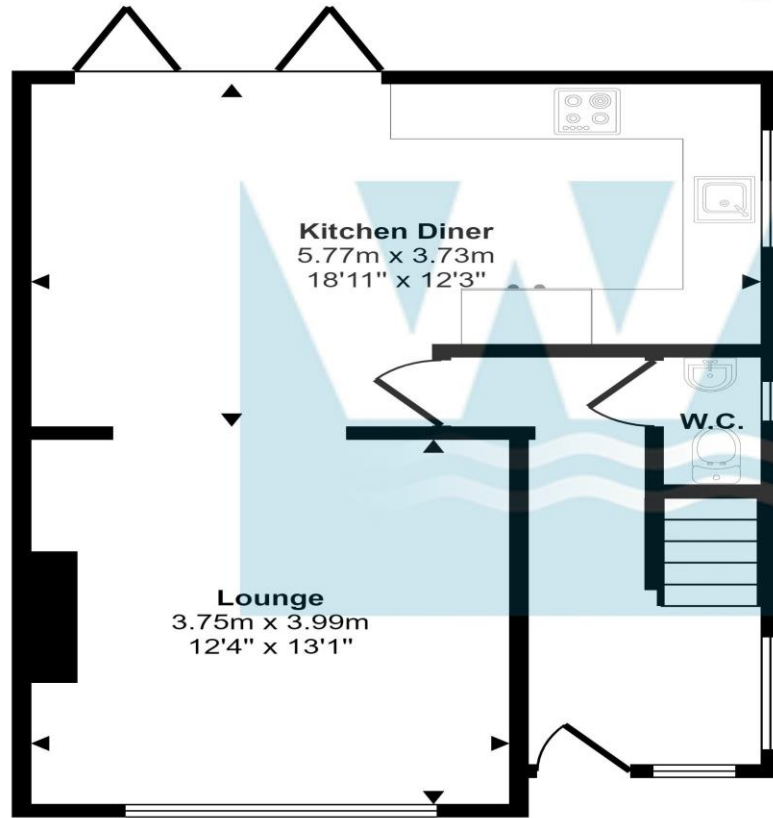


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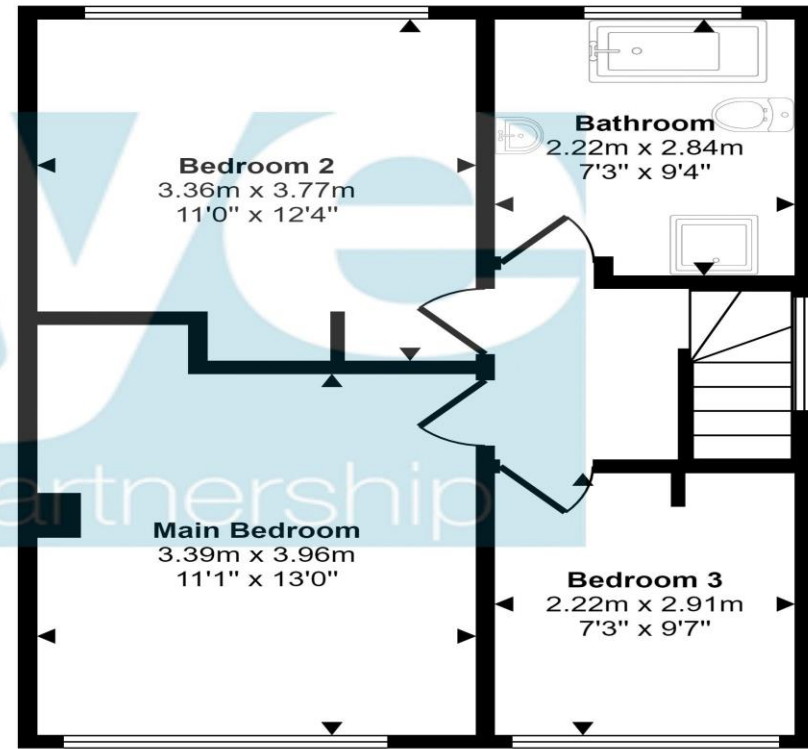
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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Approx Gross Internal Area  
90 sq m / 964 sq ft



Ground Floor  
Approx 44 sq m / 474 sq ft



First Floor  
Approx 46 sq m / 490 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