



Arundel Road, High Wycombe, Buckinghamshire, HP12 4NB

We are pleased to offer for sale this three-bedroom centre terraced property situated in the sought-after Sands area of High Wycombe.

Entrance Hall | Good Size Lounge/Dining Room | Modern Fitted Kitchen | First Floor Landing | Three Bedrooms | Modern Fitted Bathroom | Far Reaching Views From First Floor Windows | Gas Central Heating To Radiators | Highly Sought After Residential Area | Garage | Driveway Parking | Well Presented Throughout | Delightful Enclosed Rear Garden | We Hold Keys For Early Viewing |

We are pleased to offer for sale this three-bedroom mid terraced property situated in the sought-after Sands area of High Wycombe. The property has been very well maintained and is presented in good order throughout with the benefit of double glazed windows, gas central heating to radiators, fitted kitchen and modern bathroom. The property also has an attractive delightful enclosed rear garden that is a particular feature of this lovely family home. There are far reaching views from the first floor front elevation windows, off-road car parking is provided in addition to the garage. Early viewing is recommended.

Price... £345,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		86
B		
(69-80)		
C		
(55-68)	63	
D		
(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 in a popular area close to open countryside and the National Trust village of West Wycombe. Conveniently positioned for the M40 at J4, train station at High Wycombe with fast trains to London as well as links to Birmingham and Oxford. Approximately 4.5 miles to Marlow and High Wycombe town centre is approximately two miles away and some of its amenities include; large supermarkets and department stores, large selection of restaurants, cinema and bowling alley, highly regarded local schools, leisure centre with swimming pool, large parks at The Rye and Hughenden.

DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately 2 miles. Turn left just before the second major set of traffic lights into Mill End Road. Continue to the end of Mill End Road and bear left at the first mini-roundabout and right at the second into Lane End Road. Upon reaching the next roundabout turn left and continue for a short distance. Take the next turning left into Warwick Avenue and ascend the hill to the top and turn left into Arundel Road and follow the road down into the cul-de-sac where the property can be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

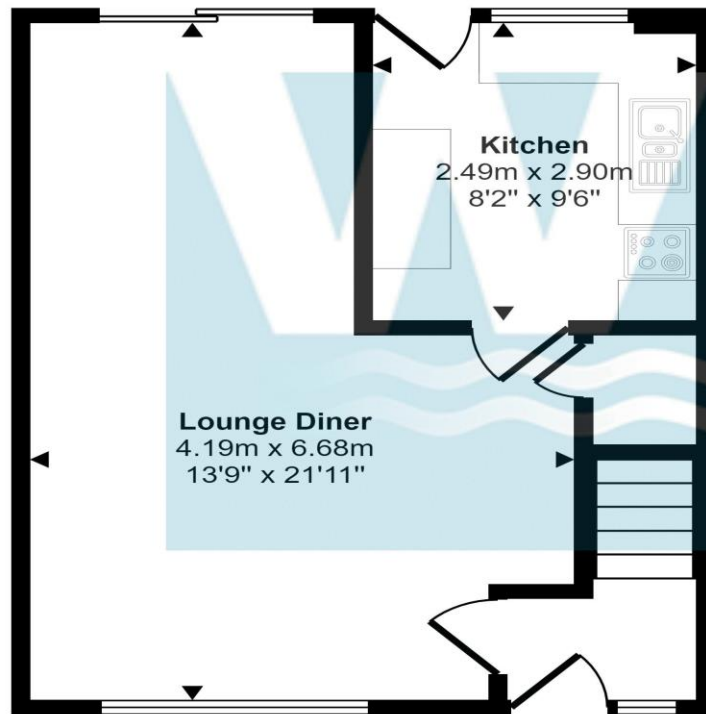
MORTGAGE

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

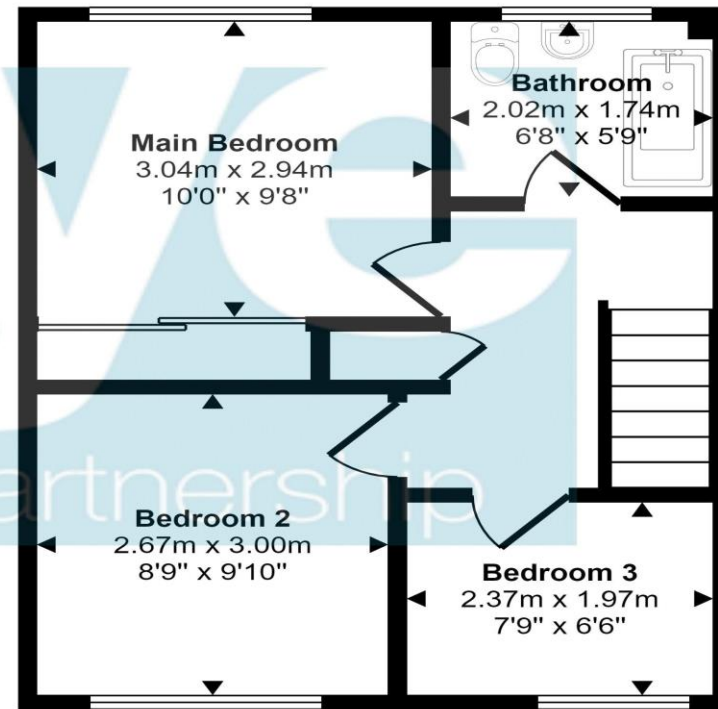
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or



Approx Gross Internal Area
69 sq m / 748 sq ft



Ground Floor
Approx 34 sq m / 370 sq ft



First Floor
Approx 35 sq m / 378 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