



Greenwich Drive, High Wycombe, Buckinghamshire, HP11 1GT

*A delightful four-bedroom family home situated within the popular Wye Dene development.*

| Entrance Hall | Cloakroom | Open Plan Kitchen/Family/Dining Room | First Floor Landing | Reception Room/Bedroom Four | Master Bedroom With En-Suite Shower Room | Second Floor Landing | Two Further Double Bedrooms | Family Bathroom | Gas C/H | Double Glazing | Car Barn | Gardens | No Onward Chain | An Internal Inspection Of This Property Is Strongly Recommended |

A spacious and well-presented family home, boasting versatile accommodation over three floors. Situated on the east side of town, within easy reach of Wycombe Retail Park, and a short distance of the town centre and train station. Accommodation comprising: Hallway, cloakroom, fitted kitchen with a number of integrated appliances, including Quartz worktops and open plan to a delightful living/dining room with double doors to the rear garden. To the first floor, a master bedroom with en-suite shower room and bedroom/reception room, with two further double bedrooms and family bathroom on the second floor, all bedrooms include wired TV/Media wall plates. The property benefits from solid wood flooring to the ground floor, gas heating to radiators and double glazing throughout. To the outside, the rear garden has a large patio that extends to the lawn area with gated access to a car barn, providing parking for several vehicles. No onward chain.

**Price... £499,950**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	88
(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	
www.epc4u.com		



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## LOCATION

Located one and a half miles to the East of High Wycombe within the sought after Wye Dene development which is set in 4.5 acres of landscaped space with tree-lined walkways, riverside walks, fitness trails and cycle routes. Within easy access of the town centre with its main line railway station providing 30-minute trains to London Marylebone as well as direct links to Oxford and Birmingham. There are a large range of leisure, shopping and recreational activities close by. The M40 motorway can be easily reached via Junction 4 at Handy Cross or junction 3 at Loudwater.

## DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue across two mini-roundabouts. After the second bear right at the traffic lights into Wye Dene and upon approaching the roundabout carry straight across into Sierra Road continue over 'The Dyke' still on Sierra Road the road bends to the left and comes back upon itself over 'The Dyke'. Turn left into Greenwich Drive where number 8 can be found on the right-hand side.

## ADDITIONAL INFORMATION

There is an Estate Charge of £235.00 every 6 months.

## COUNCIL TAX

Band D

## EPC RATING

C

## MORTGAGE

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

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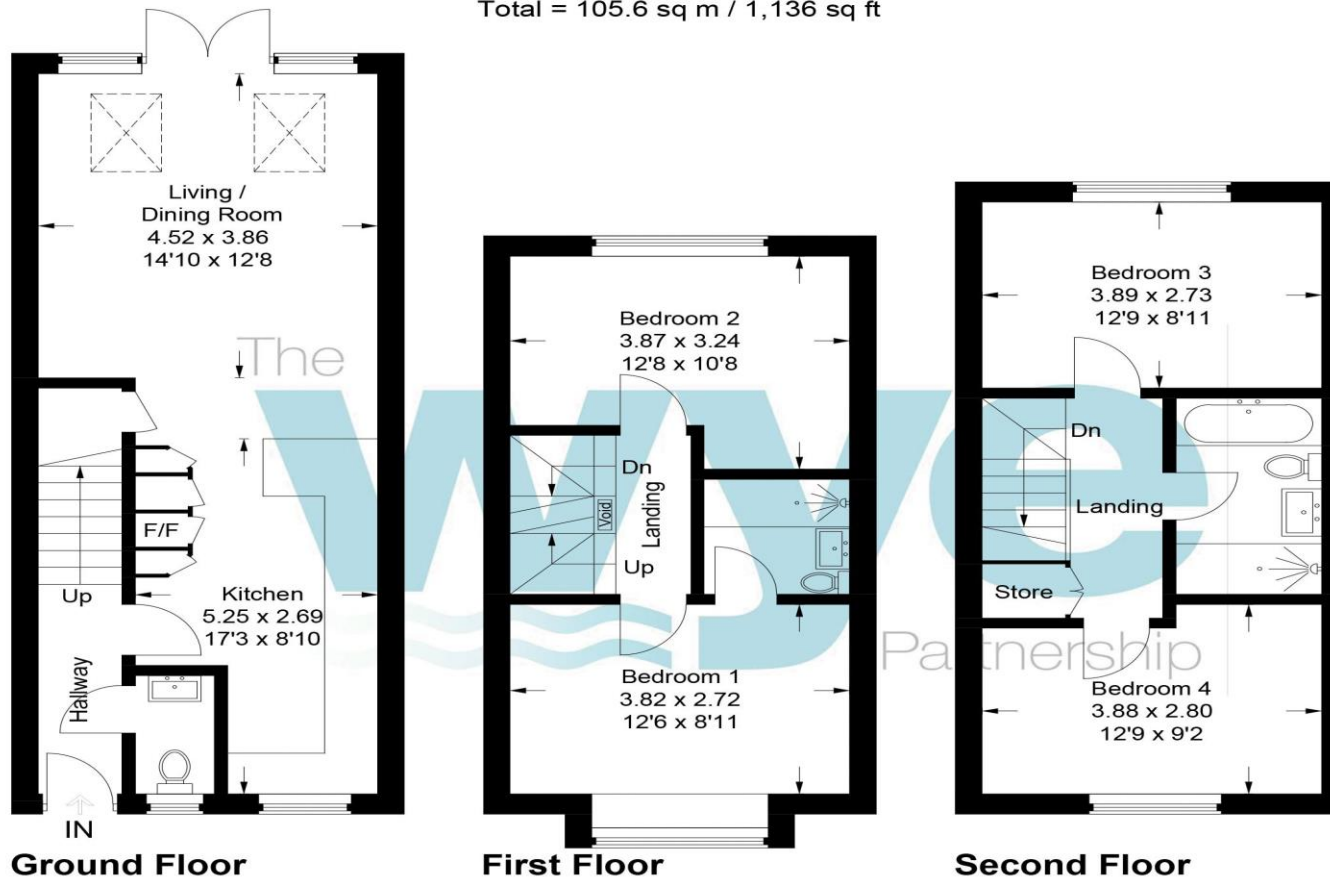
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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## 8 Greenwich Drive

Approximate Gross Internal Area  
Ground Floor = 41.3 sq m / 444 sq ft  
First Floor = 30.6 sq m / 329 sq ft  
Second Floor = 33.7 sq m / 363 sq ft  
Total = 105.6 sq m / 1,136 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership