



Kendalls Close, High Wycombe, Buckinghamshire, HP13 7NN

We are delighted to offer for sale this extended three bedroom semi detached house situated in this highly regarded and sought after cul de sac close to the Rye.

Covered Porch | Entrance Hall | Family Room | Extended Lounge Dining Room | Extended Kitchen Including Built In Appliances | Ground Floor Cloakroom | First Floor Landing | Three Bedrooms | Refitted Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows | Garage Loads Of Driveway Parking | Highly Regarded Cul De Sac Location | Walking Distance To The 50 Acre Rye Park | Enclosed South Facing Rear Garden | Far Reaching Views Across To And Beyond Keep Hill Woods From All Rear Facing Windows | Close To Town And Station |

We are delighted to offer for sale this extended three bedroom semi detached house situated in this highly regarded and sought after cul de sac close to the Rye. The property has been well maintained and provides good size living accommodation heated via gas central heating and with double glazed windows and doors. The extended kitchen is of good size, it has two separate reception rooms, ground floor cloakroom, three first floor bedrooms and refitted family bathroom. Externally there is a garage plus plentiful driveway parking and a private enclosed south facing rear garden. The property also benefits from the most far reaching south facing woodland views across to and beyond Keep Hill Woods from all rear facing windows.

Price... £465,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	70	
(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 approximately 1 mile from High Wycombe town centre in a popular, sought after residential location. The property has a few local shops close by but the main town centre with excellent shopping facilities and rail access to London Marylebone is easily accessed with regular public transport running close by. Two M40 junctions are about a 5-10 minutes' drive. The Rye Park with gym and outdoor swimming pool and High Wycombe retail park are also within easy reach.

DIRECTIONS

From the centre of High Wycombe proceed east on the A40 London Road and on reaching the second roundabout take the second exit into Hatters Lane. Ascend the hill and just at the brow of the hill turn right into Kendalls Close. The property can be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

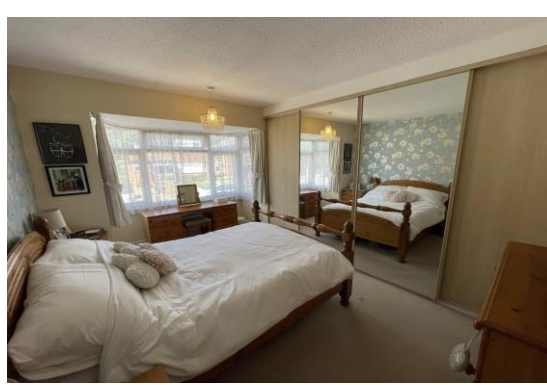
EPC RATING

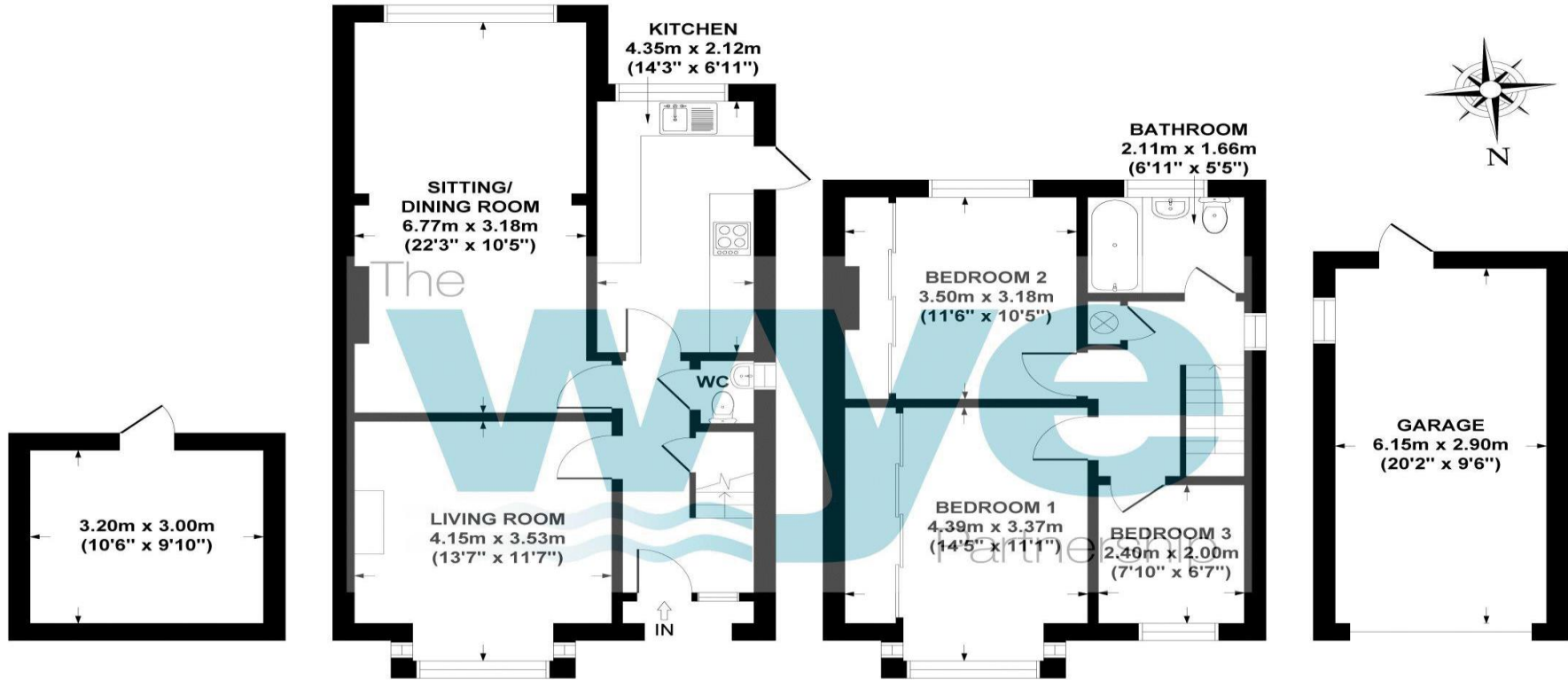
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MORTGAGE

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.





CELLAR
GROSS INTERNAL
FLOOR AREA 10 SQ M / 103 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 54 SQ M / 583 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 42 SQ M / 449 SQ FT

GARAGE
GROSS INTERNAL
FLOOR AREA 18 SQ M / 192 SQ FT

KENDALLS CLOSE, HIGH WYCOMBE, HP13 7NN
APPROX. GROSS INTERNAL FLOOR AREA 124 SQ M / 1327 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership