



Abbots Way, High Wycombe, Buckinghamshire, HP12 4NR

A stunning semi-detached home with a beautiful rear garden in a popular location convenient to local amenities and transport links.

| Entrance Hall | Living Room | Modern Fitted Kitchen/Dining Room | Landing
 | Two Double Bedrooms | Bathroom | Gas Central Heating To Radiators |
 Double Glazed Windows | Garage + Driveway Parking | Gardens | Short Drive
 To Junction 4 Of The M40 | Close To Handy Cross Hub |

Presented in excellent decorative order by the current owners a modern semi-detached home situated in a convenient location close to local amenities and transport links. Accommodation comprising: Entrance porch, living room with stairs to first floor and wood flooring, a modern refitted kitchen/dining room with door to the rear garden. To the first-floor landing, two double bedrooms with built in wardrobes to the master bedroom and a refitted bathroom suite with a wall mounted power shower. The property is heated via gas central heating system to radiators and is double glazed throughout. To the outside there is a lawn to the front with driveway providing additional off-road parking and leading to the garage. A side gate gives access to delightful established rear garden which is laid to lawn and contains a number of plants and shrubs with shingled and paved pathway that leads to a decked terrace and personal door to the garage.

Price... £360,000

Freehold

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		89
B		
(69-80)		
C	72	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		



LOCATION

Situated just a short walk from a varied selection of shops and facilities as well as supermarket, department store, restaurants and cinema as well as being in striking distance of playing fields and woodland. Junction 4 of the M40 motorway is close by and the main town centre of High Wycombe with mainline rail links to London Marylebone, is just over two and a half miles away. There are also schools for all ages within walking distance of the property.



DIRECTIONS

From High Wycombe town centre ascend the A404 Marlow Hill and continue to the Handy Cross roundabout. Take the fifth turning off the roundabout onto the A4010 John Hall Way and straight across the first roundabout and at the second roundabout turn left into Abbots Way where the property can be found on the right-hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

C

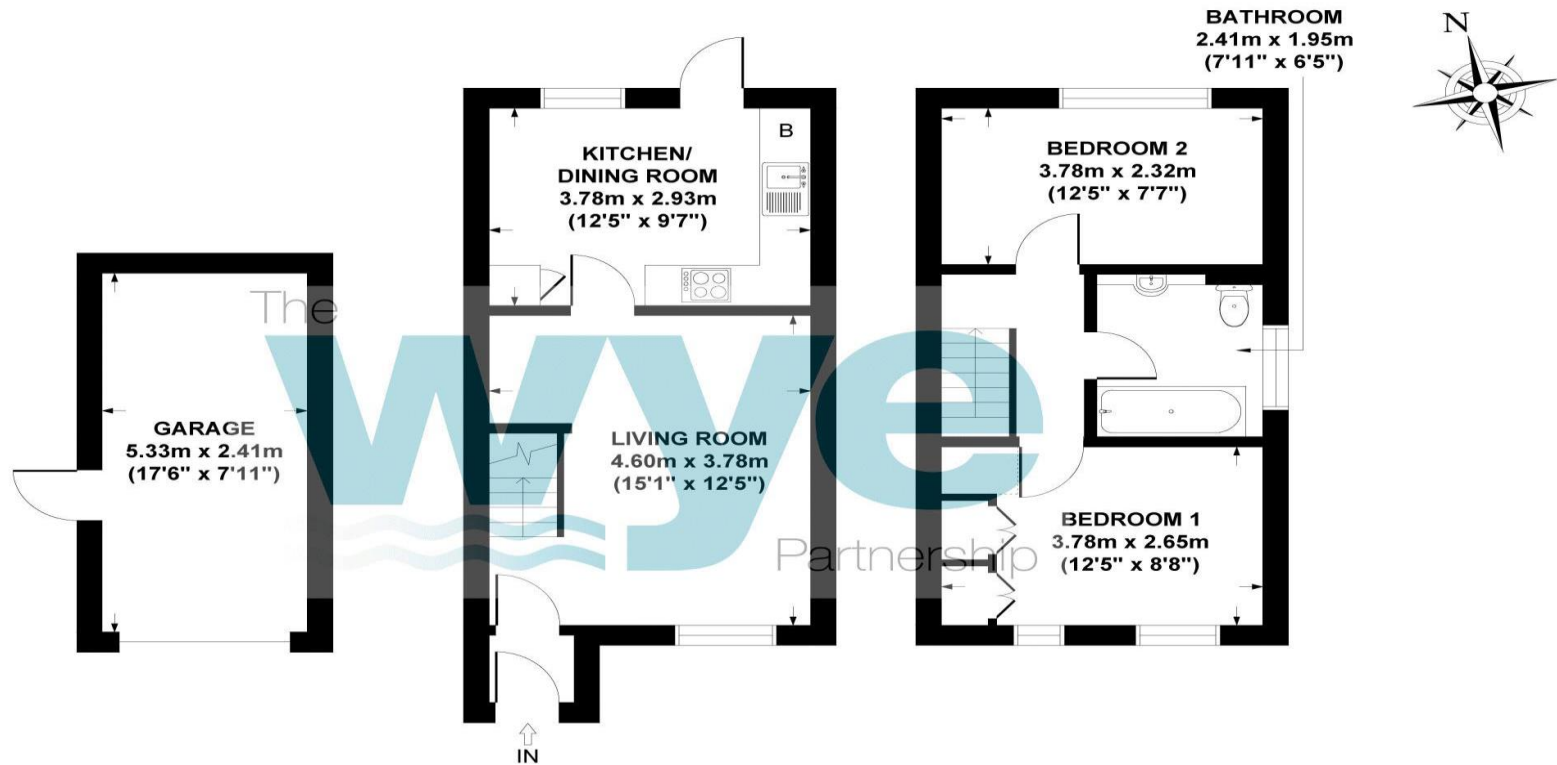
MORTGAGE

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.





GARAGE
GROSS INTERNAL
FLOOR AREA 13 SQ M / 138 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 30 SQ M / 325 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 29 SQ M / 312 SQ FT

ABBOTS WAY, HIGH WYCOMBE, HP12 4NR
APPROX. GROSS INTERNAL FLOOR AREA 72 SQ M / 775 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership