



Highwood Avenue, High Wycombe, Buckinghamshire, HP12 4LS

A traditional built semi-detached house in a popular cul-de-sac location close to woodland and local amenities.

| Entrance Hall | Living Room/Dining Room | Kitchen | Three Bedrooms | Bathroom | Gas Heating To Radiators | Double Glazing | Gardens | Quiet Setting |

A good size semi-detached house requiring some updating that is situated in a quiet cul-de-sac location that borders woodland. With accommodation comprising entrance hall, open plan living/dining room with patio doors to rear garden, kitchen, first floor landing, three bedroom and bathroom. The property is double glazed and is heated by gas central heating to radiators. To the outside the gardens are lawned and there is a shared driveway.



Price... £375,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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			



LOCATION

Situated in a popular residential location with a variety of local shops close by. There are a number of convenience stores just a short distance away and the main town centre of High Wycombe, with extensive shopping facilities and mainline rail link with London Marylebone, is approximately two and a half miles away. There is regular public transport running close by and the M40 motorway is easily accessible at Junction 4.

DIRECTIONS

Leave High Wycombe town centre on the A40 West Wycombe Road, continue for approximately a mile and a half and just before reaching the second major set of traffic lights, turn left into Mill End Road. Continue to the end of Mill End Road bearing left at both mini roundabouts into New Road. Proceed for a short distance taking the first turning on the right into Bookerhill Road, ascend the hill taking the third turning on the right into Field Road. At the end of the road turn left and the house will be found on the left towards the end of the cul-de-sac.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

C

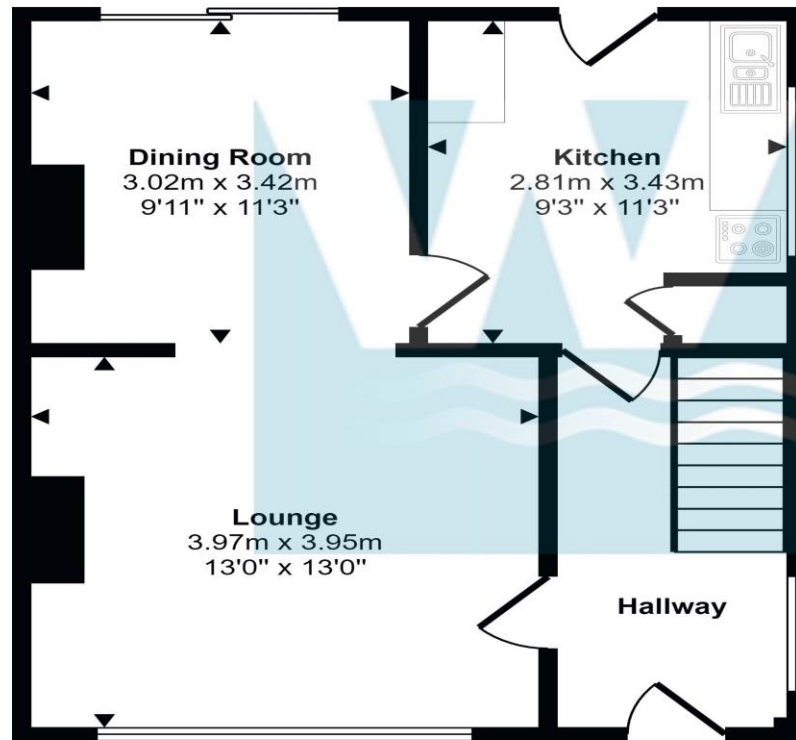
MORTGAGE

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

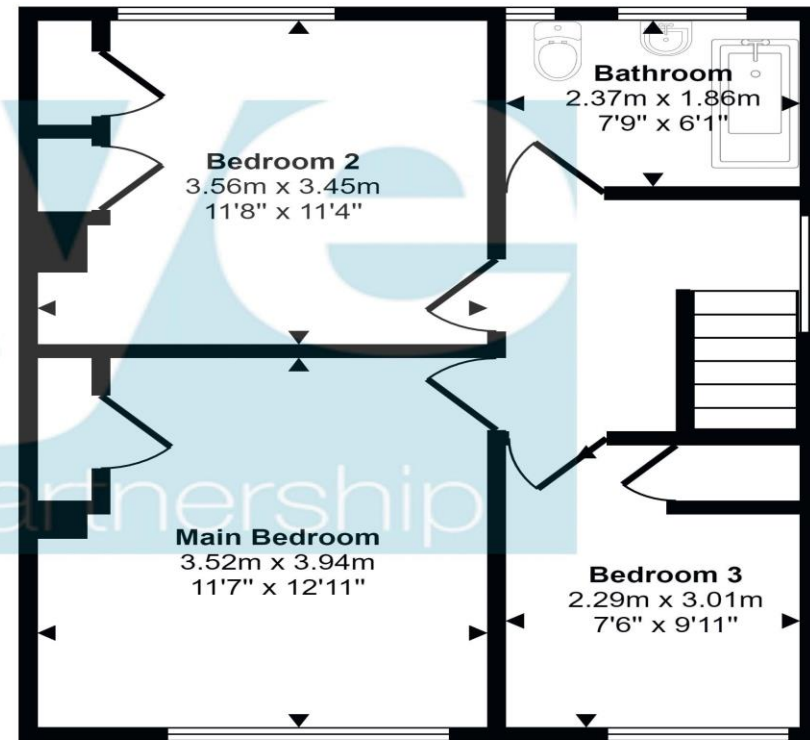
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



Approx Gross Internal Area
90 sq m / 970 sq ft



Ground Floor
Approx 45 sq m / 482 sq ft



First Floor
Approx 45 sq m / 489 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