A photograph of a two-story brick house with a gabled roof. The house has a white garage door on the left and a white-framed window above it. The front garden is lush with green grass, a tall green conical tree, and various bushes. A gravel driveway leads to the garage. The sky is blue with scattered white clouds.

Deeds Grove, High Wycombe, Buckinghamshire, HP12 3NY

A spacious and versatile extended four/five bedroom detached bungalow in a cul-de-sac location.

| Extended Detached Chalet Bungalow | Spacious And Versatile Accommodation | Large Entrance Hall With Study area | Living Room | Kitchen | Utility/Storage Room | Bathroom | Separate WC | Four/Five Bedrooms | Wet Room | Double Glazing | Gas Radiator Heating | Driveway Parking for Two Vehicles | Front & Rear Gardens |

An extended detached chalet bungalow in a cul-de-sac to the South West of High Wycombe. Convenient for the town centre and M40 at J4. Offering spacious and versatile accommodation, the property briefly comprises; large entrance hall with study area, living room, kitchen, utility/storage room, bathroom, separate WC, four/five bedrooms, wet room, double glazing, gas radiator heating, driveway parking for two vehicles, front and rear gardens, store room (former garage).

Price... £490,000

Freehold

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



LOCATION

Situated close to High Wycombe town centre as well as offering convenient access to the M40 motorway at J4. The town centre offers a vast array of shopping, leisure and entertainment facilities. Supermarkets are close by and the train station in the town centre is easily accessible. In catchment of highly regarded Grammar Schools. Park within a short walk of the property.

DIRECTIONS

From the multi-roundabout system in High Wycombe proceed out along Queen Alexandra Road passing the hospital on the left-hand side, this road becomes Suffield Road. Continue to the end and turn left into Desborough Avenue, take the third turning on the right into Deeds Grove. Ascend the hill and take the left turn into the cul-de-sac where the property can be found at the end on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

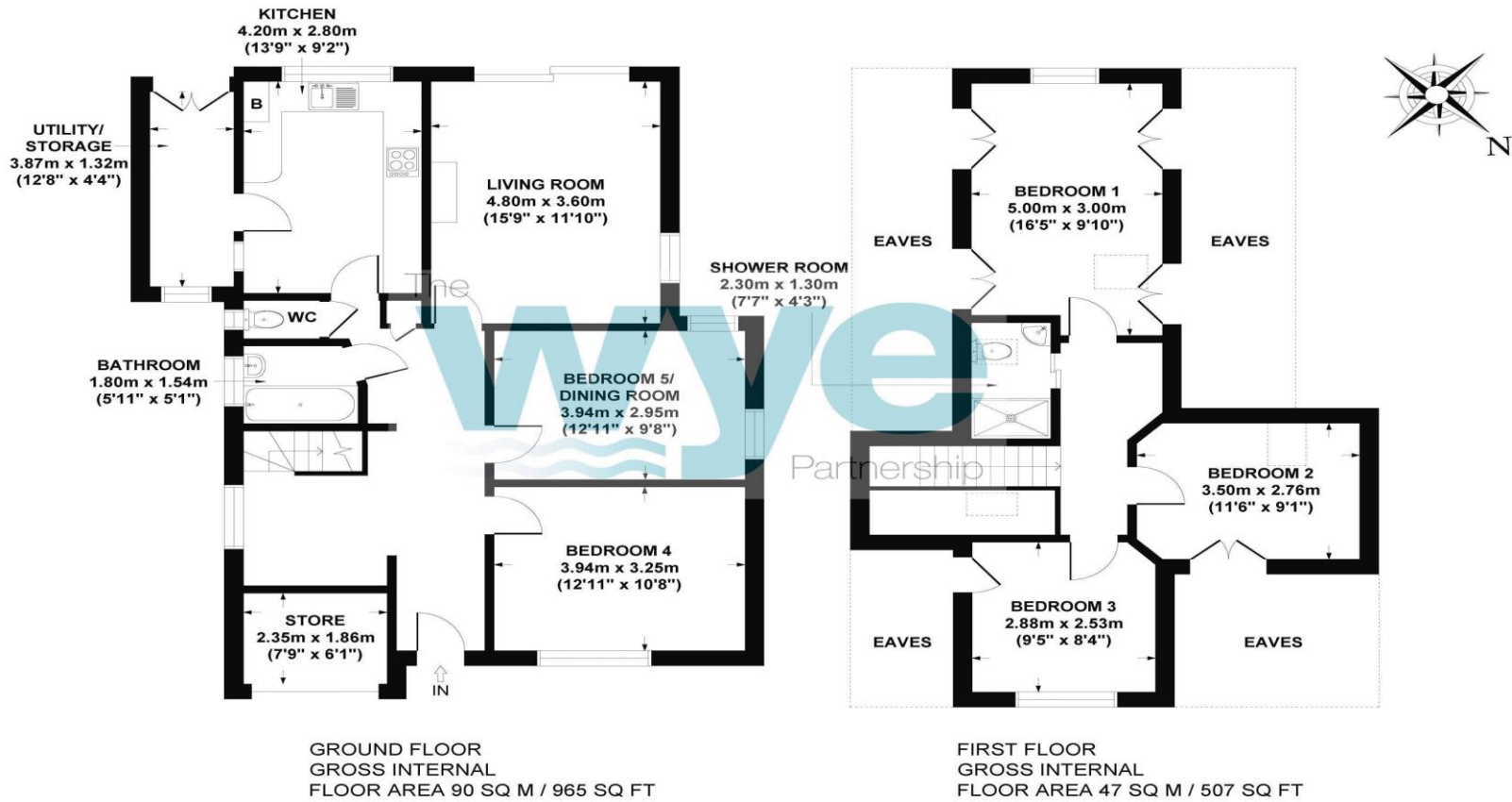
C

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.





DEEDS GROVE, HIGH WYCOMBE, HP12 3NY
APPROX. GROSS INTERNAL FLOOR AREA 137 SQ M / 1472 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE
 01494 451 300
 wycombe@wyeres.co.uk
 wyeres.co.uk

The **wye** Partnership