



Rupert Avenue, High Wycombe, Buckinghamshire, HP12 3NG

*A detached house with good size gardens in a sought-after private road location with planning permission granted for extension.*

| Entrance Hall | Lounge/Dining Room | Kitchen | Conservatory | Three Bedrooms | Bathroom | Gas C/H | Double Glazing | Garage | Good Size Level Gardens | Planning Permission Granted For Two Storey Extension | Sought After Private Road | Close To Popular Schooling | No Onward chain |

An older style detached family home situated within a sought-after private road with good size level gardens. The property has the added benefit of planning permission for a two storey extension and loft conversion should it be required. The property currently has accommodation comprising: Entrance hall, living room, conservatory, kitchen, first floor landing, three bedrooms and bathroom. There is double glazing and gas heating to radiators. To the outside is a garage and driveway providing off road parking. The rear garden is of good size and predominately laid to lawn.

**Price... £550,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		79
C		
(55-68)	57	
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

Located to the South West of High Wycombe town centre, ideally situated for local amenities including the Handy Cross Hub, Cinema Complex and Major Supermarkets. High Wycombe town centre is just a short drive away with its Mainline Train Station, with regular fast service to London Marylebone, Bus Station and Eden Shopping complex. The Beautiful Booker Common is a brief stroll away yet, Junction 4, M40 is just a short drive providing access to London, Oxford and Birmingham. The charming town of Marlow is also just a short drive with its range of high street shops, restaurants, bars and River Thames.

## DIRECTIONS

From the multi roundabout system in High Wycombe, ascend Marlow Hill, pass through the first set of traffic lights and at the next lights, filter right then left onto Marlow Road. On reaching the roundabout turn right into Desborough Avenue and then take the first left into Rupert Avenue. Continue along the road and as the road bends round to the right the property can be found on the right-hand side.

## ADDITIONAL INFORMATION

AGENTS NOTE: Permission granted for construction of front porch and part single, part two storey rear extension: Reference: 2305695CLP Certificate of lawfulness for proposed loft conversion including hip to gables, two skylight windows and one rooflight: Reference 23/05695/CLP

## COUNCIL TAX

Band E

## EPC RATING

D

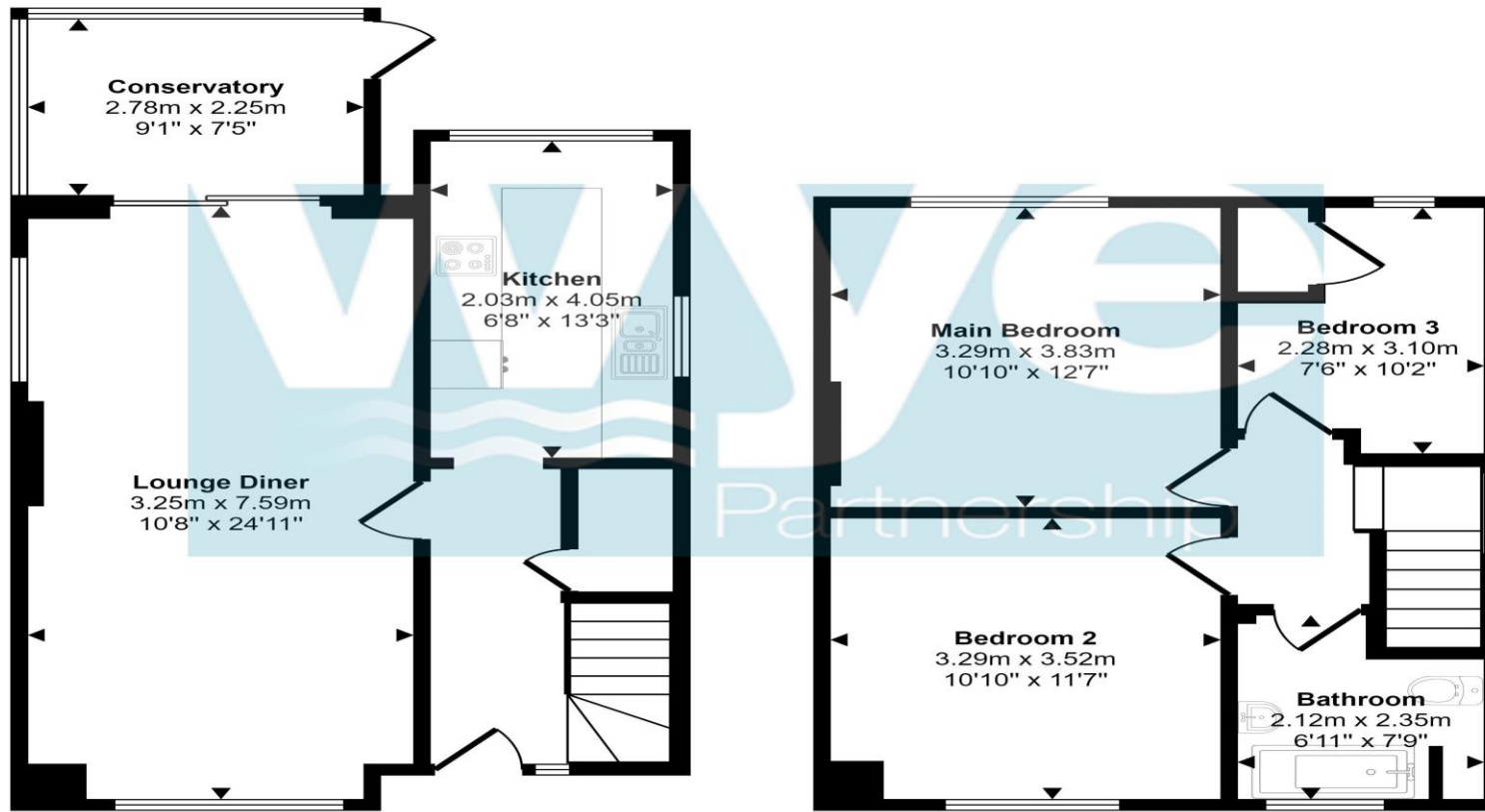
## MORTGAGE

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 / 969 sq ft



**Ground Floor**  
Approx 48 sq m / 520 sq ft

**First Floor**  
Approx 42 sq m / 449 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