



Telford Way, High Wycombe, Buckinghamshire, HP13 5EB

*We are delighted to offer for sale this well presented and improved three bedroom semi situated in an elevated position with commanding views to the front.*

Entrance Porch | Lounge | Open Plan To Dining Room | Solid Wood Flooring | Modern Fitted Kitchen | First Floor Landing | Night Cloakroom | Three First Floor Bedrooms | Family Bathroom | Well Presented Accommodation | Gas Central Heating To Radiators | Double Glazed Windows | Very Large Triangle Shaped Plot | Garage Of Service Road To Rear | Highly Regarded Location | Walk To Town Centre | Stunning Far Reaching Views To the Front | Good condition Throughout | No Upper Chain | We Hold Keys |

We are delighted to offer for sale this well presented and improved three bedroom semi situated in an elevated position with commanding views to the front. Set on a large triangular shaped plot the property is heated via gas central heating to radiators, has double glazed windows, a porch extension, modern fitted kitchen and refitted first floor shower room. Externally there is a garage accessed by a service road to the rear, a large terraced rear garden offering plenty of potential and scope, a side pedestrian access and the far-reaching open countryside views. Located in a popular residential area the property is being sold with no upper chain and we hold keys for early viewing.

**Price... £375,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		87
(69-80)		
C	74	
(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	
<small>WWW.EPC4U.COM</small>		



---

## LOCATION

A short drive from High Wycombe town centre and train station; the former provides extensive amenities including frequent Heathrow buses and the latter provides 25-minute trains to London Marylebone.... The town offers extensive shopping facilities and both Morrisons supermarket and the 80-acre Hughenden Park is a five-minute walk.... Junction 4 of the M40 is little more than a five-minute drive.



## DIRECTIONS

Leave High Wycombe on the A4128 Hughenden Road, pass over the first 2 roundabouts and on reaching the third, turn left into Hughenden Avenue. Proceed up the hill and take the next right turn into Telford Way where number 7 can be found on the left hand side.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

Band C

### MORTGAGE

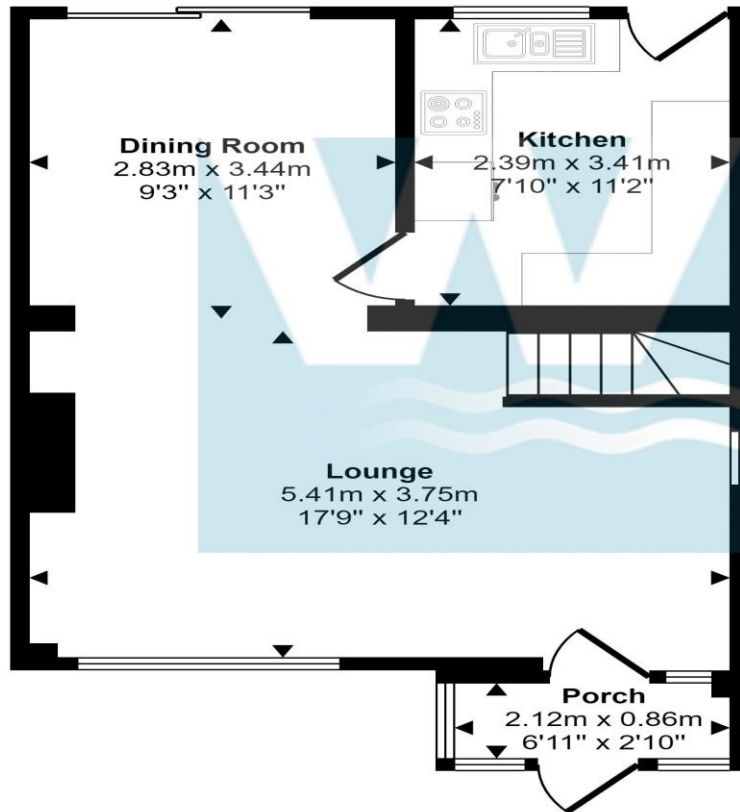
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



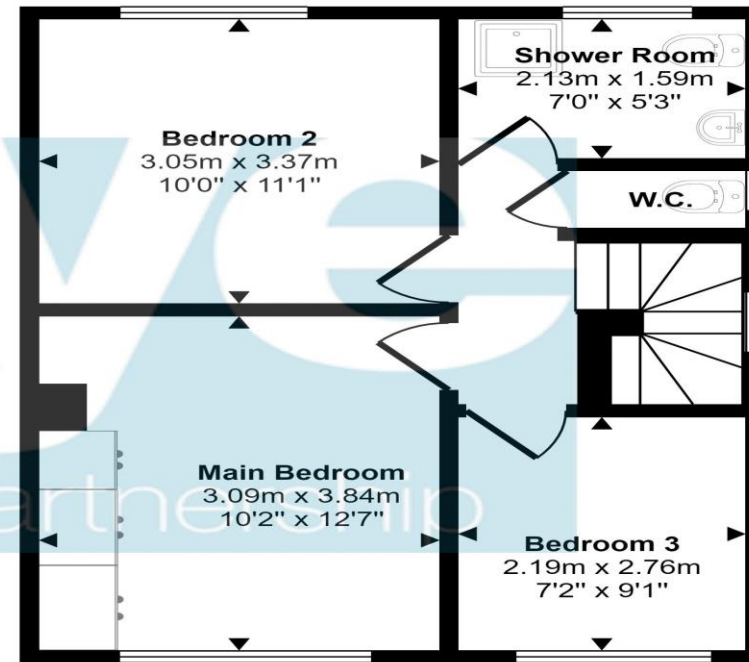
---

*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  
82 sq m / 881 sq ft



Ground Floor  
Approx 42 sq m / 455 sq ft



First Floor  
Approx 40 sq m / 426 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.

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

The **wye** Partnership