



New Road, High Wycombe, Buckinghamshire, HP12 4LA

We are delighted to offer for sale this extended and improved three bedroom detached bungalow located on the South West side of the town and close to open woodland.

Covered Porch | Entrance Hall | Lounge | Open Plan Dining Room | Extended And Refitted Kitchen | Cloakroom | Two Bedrooms | En Suite Shower To Master | Refitted Family Bathroom | Home Office/Playroom | Large Covered Area To Side | Gas Central Heating To Radiators | Double Glazed Windows | Good Order Throughout | Extension Potential | Large Rear Garden | Driveway Parking To Front | Close To Open Woodland Walks | Internal Viewing A Must |



We are delighted to offer for sale this extended and improved two bedroom detached bungalow located on the South West side of the town and close to open woodland. The property offers good size flexible accommodation heated by gas central heating to radiators and with double glazed windows. The two bedrooms have an ensuite to the master, there are two reception areas, an extended kitchen and additional home office/playroom to the rear. Situated on a very generous plot the property could easily be extended yet again and there is ample off road driveway parking to the front. In good order throughout we advise early viewing.

Price... £465,000

Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

LOCATION

Situated on the south west side of High Wycombe, convenient for local schools and shops as well as a larger supermarket, department stores and cinema. There is a bus stop close by with regular service into the town centre and Junction 4 of the M40 motorway is within a few minutes' drive.

DIRECTIONS

From the multi roundabout system in the town centre, ascend Marlow Hill and on reaching the top of the hill filter right then left into Marlow Road. Proceed over the first mini roundabout turning right at the second into Cressex Road. Continue for some distance and on reaching the next roundabout turn right into New Road. Proceed along New Road and as the hill starts to descend, the property will be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

C

MORTGAGE

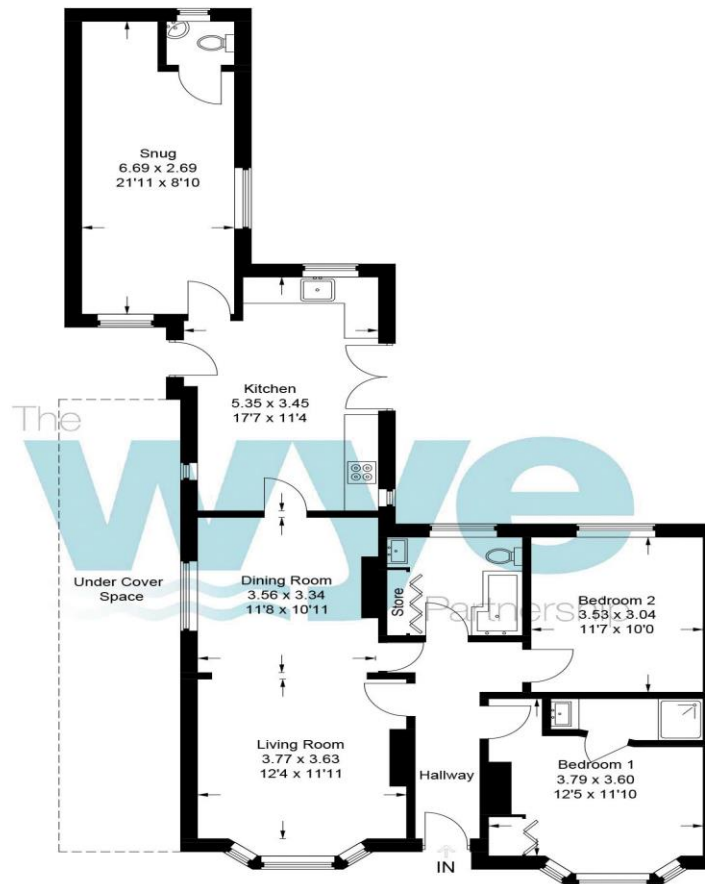
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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.

148 New Road, High Wycombe, HP12 4AA

Approximate Gross Internal Area = 102.3 sq m / 1,101 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership