



119 Bookerhill Road, High Wycombe, Buckinghamshire, HP12 4EU - £250,000

*A spacious two-bedroom first floor maisonette with large private garden offering convenient access to M40 at J4.*

| Spacious First Floor Maisonette | Private Entrance | Entrance Hall | Living Room | Kitchen | Two Double Bedrooms | Bathroom | Double Glazing | Gas Radiator Heating | Large Enclosed Private Garden |

A spacious first floor maisonette with private entrance in a popular location offering convenient access to the M40 at J4. In brief the accommodation comprises; entrance hall, stairs to first floor, living room, kitchen, two double bedrooms, bathroom, double glazed windows, gas radiator heating, large enclosed private garden.



**Price... £250,000**

*Leasehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(56-68)		
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>		



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### LOCATION

Situated in a residential location, the property has a number of convenience stores close by which cater for most day to day needs whilst larger supermarkets and a department store are easily accessible by car as well as leisure facilities and hospitality venues. The town centre of High Wycombe is approximately 2 miles away and provides a vast selection of shopping facilities and mainline rail link to London Marylebone. The M40 motorway is just a short drive.

### DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road after passing the new Eden shopping centre. Just before reaching the second major set of traffic lights turn left into Mill End Road and continue to the roundabouts. Bear left and ascend New Road and take the first turning on the right into Bookerhill Road where the property can be found on the left hand side.

### ADDITIONAL INFORMATION

Leasehold; 125 Years from 02/05/84 :Service Charge; £367.00 Per annum: Ground Rent; £10.00 Per annum

### COUNCIL TAX

Band B

### EPC RATING

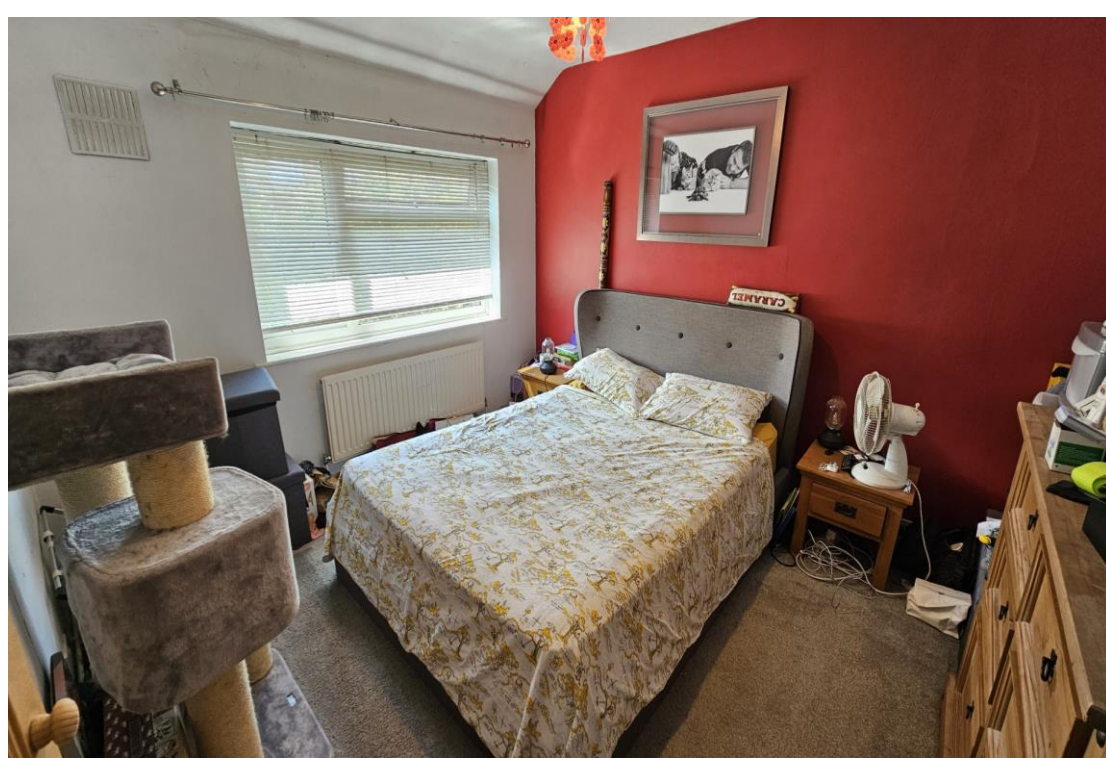
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### MORTGAGE

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 on as statements of representation of fact and do not constitute any part of an offer or contract.*

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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