



Lingfield Close, High Wycombe, Buckinghamshire, HP13 7ER

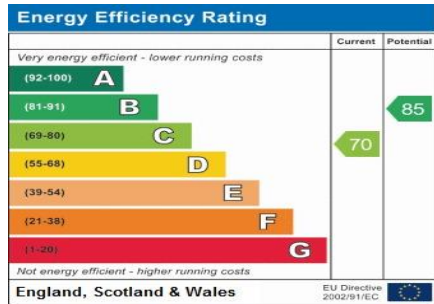
We are delighted to offer for sale this well maintained three-bedroom semi-detached house situated on the favored East Side of High Wycombe.

Covered Porch | Spacious Entrance Hall | Lounge | Separate Dining Room | Modern Refitted Kitchen | Good size first Floor Landing | Three Excellent Size Bedrooms | Refitted Family Bathroom | Enclosed Rear Garden With Extension Potential | Driveway Parking To Front | Good Decorative Order Throughout | Non-Traditional Construction using Trusteel | Popular East Side Of Town | No Upper Chain | We Hold Keys |

We are delighted to offer for sale this well maintained, three-bedroom, semi-detached house situated on the favored East Side of High Wycombe. The good size accommodation is heated by gas central heating to radiators and has double glazed windows, a generous size entrance hall, two reception rooms, a modern fitted kitchen, large landing, three excellent size bedrooms and a modern refitted family bathroom. The loft is boarded for storage. Externally the rear garden is enclosed and there is driveway parking to the front for two cars. As an agents note the property is of non-traditional steel frame construction using the Trusteel construction type. To be sold with no upper chain we hold keys for early viewing.

Price... £367,500

Freehold



LOCATION

Approximately 2 miles East of High Wycombe centre. Local facilities are a few minutes' walk, as are buses to town, from where there are 25 minute London trains. The expansive Kingsmead Park is within walking distance as are frequent Heathrow buses which operate along the A40. Junction 3 of the M40 is little more than 5 minutes' drive.

DIRECTIONS

From the town centre leave High Wycombe on the A40 London Road, go across two mini roundabouts and at the traffic lights at the junction with Wycombe retail park turn left into Micklefield Road. Continue under the railway bridge and take second right into Hawthorne Road, take the second right into Lingfield Close.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

C

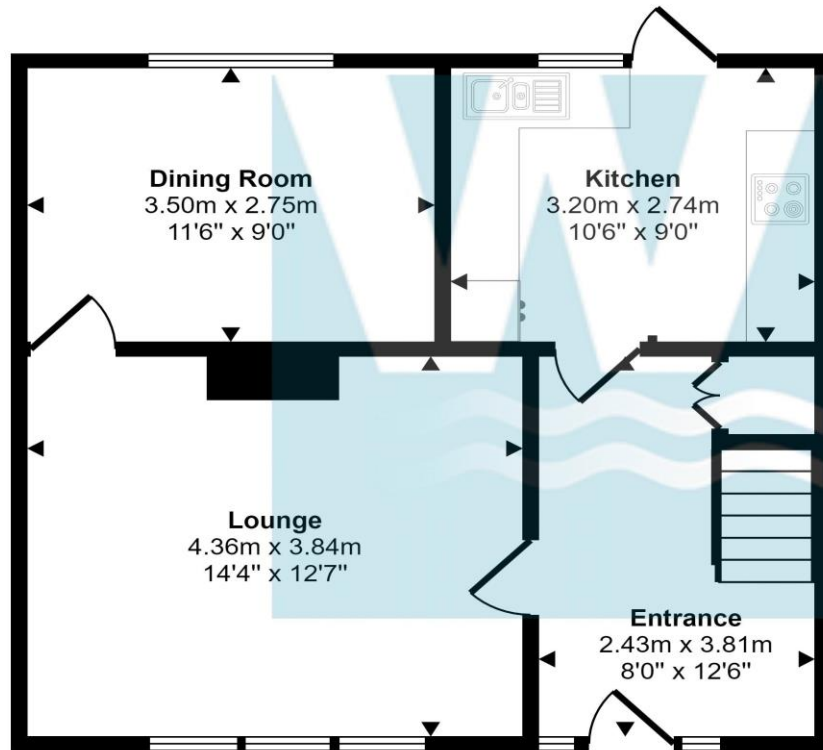
MORTGAGE

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

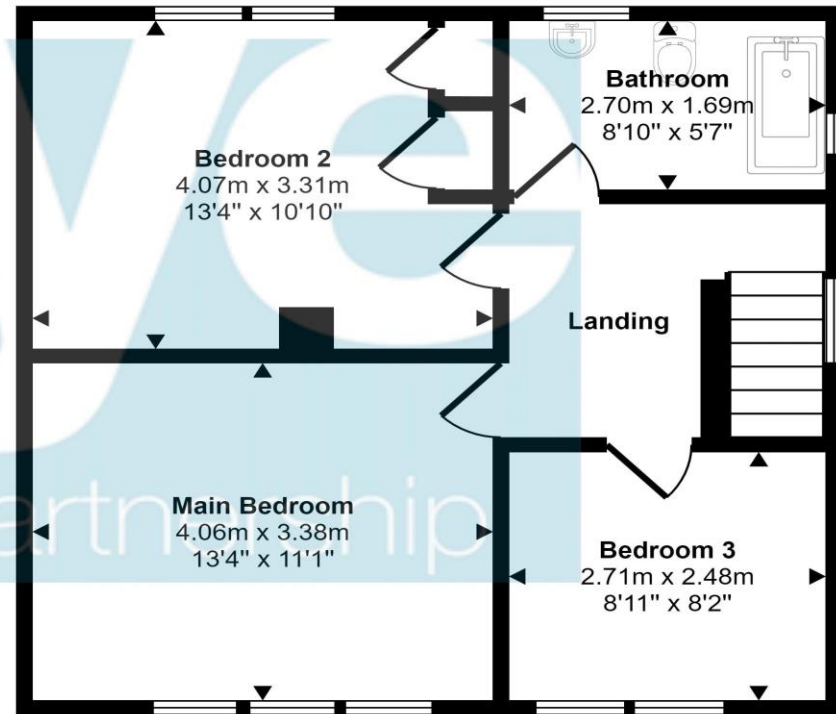


Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

Approx Gross Internal Area
94 sq m / 1007 sq ft



Ground Floor
Approx 46 sq m / 499 sq ft



First Floor
Approx 47 sq m / 508 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