



10 Middlebrook Road, High Wycombe, Buckinghamshire, HP13 5NJ



## *A deceptive detached chalet bungalow available with no onward chain.*

| Entrance Hall | Living Room | Conservatory | Kitchen | Three Bedrooms | Shower Room | Gas C/H | Double Glazing | Garage + Driveway | Gardens | No Onward Chain |

A detached chalet bungalow that has been well kept yet offers scope for improvement and has extension potential subject to the normal permissions. With accommodation on the ground floor comprising entrance hall with stairs rising to first floor, living room with sliding patio doors to a large conservatory, double aspect kitchen/breakfast room, shower room, two bedrooms. To the first floor landing gives access to a large walk in loft area and bedroom three with night cloakroom. To the outside there is a driveway and detached garage with lawn at the front and rear with patio.



## Price... £385,000

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	59	
(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			





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### LOCATION

Located approximately 1.5 miles West of High Wycombe centre with excellent shopping and 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. The facilities of Downley village are approximately half a mile and open countryside is a similar distance from this house. Junction 4 of the M40 is about a 5 to 10 minute drive.

### DIRECTIONS

From the centre of High Wycombe, proceed along the A40 Oxford Road continuing into West Wycombe Road. On reaching the first set of traffic lights turn right into The Pastures, ascend the hill and as the road levels, turn left just before the speed camera into Middlebrook Road. Proceed for a short distance and the property will be found on the left.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### EPC RATING

D

#### MORTGAGE

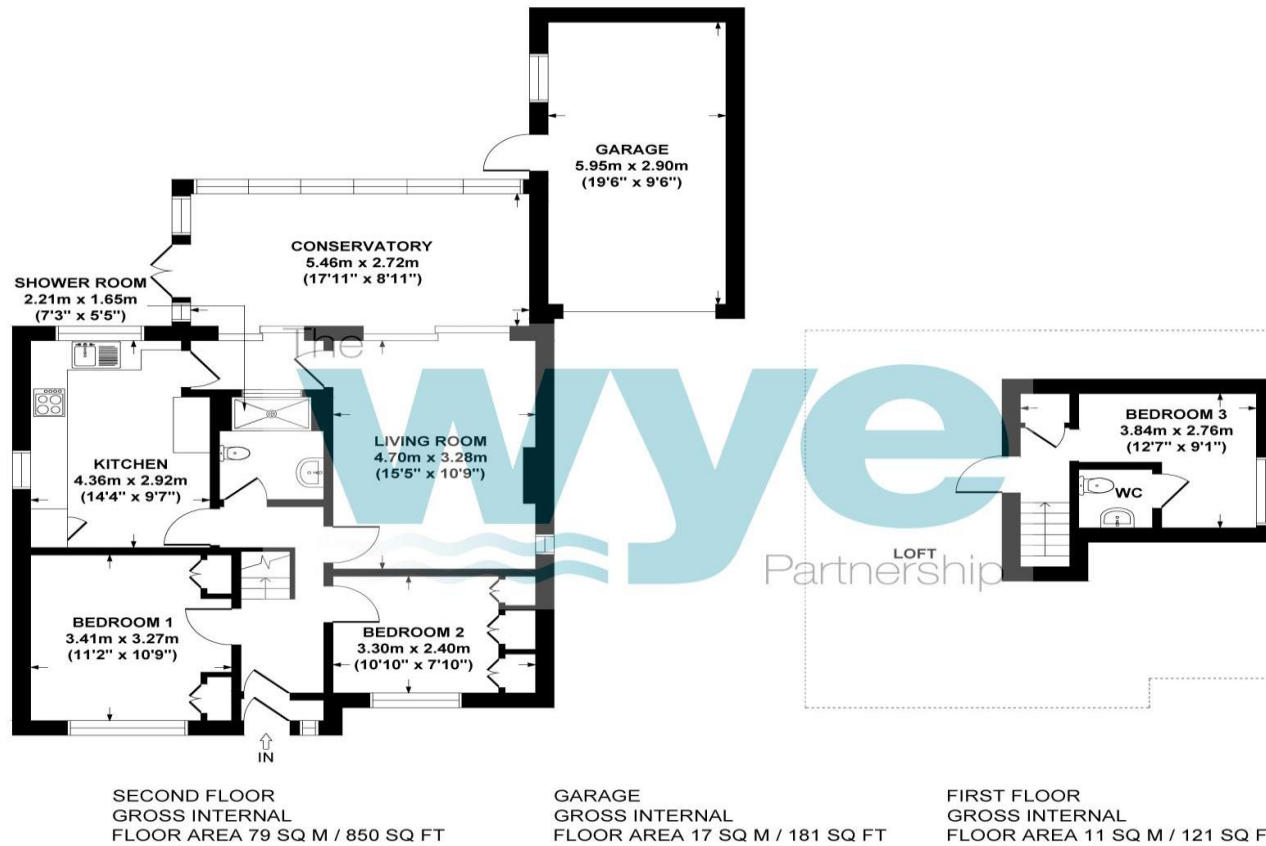
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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*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.*

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**MIDDLEBROOK ROAD, HIGH WYCOMBE, HP13 5NJ**  
**APPROX. GROSS INTERNAL FLOOR AREA 107 SQ M / 1152 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
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The **wye** Partnership