



Mayhew Crescent, High Wycombe, Buckinghamshire, HP13 6DF

*A deceptively spacious, split level, 3/4 bedroom semi-detached home with fantastic, large garden.*

| Deceptively Spacious Split-Level Semi-Detached Family Home | Exceptional Garden with Large Level Lawn | Reception Hall | Cloakroom | Lounge/Dining Room | Fitted Kitchen | Study/Bedroom 4 | Landing | Three Bedrooms | Family Bathroom | Gas Central Heating | Double Glazing | Exceptional Gardens | Large Garage and Ample Driveway Parking | Viewing Recommended |

A deceptively spacious semi-detached 3/4 bedroom family home with the most fantastic, exceptionally large garden with extensive level lawn. This split-level property has a downstairs cloakroom from the hallway, a good size lounge/dining room, fitted kitchen and a study/bedroom 4 on the ground floor and three bedrooms upstairs with a family bathroom. The property further benefits from gas central heating and double glazing, a large, detached garage and ample driveway parking. Viewing recommended.

**Price... £429,950**

*Freehold*

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



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### LOCATION

The property is situated in a popular residential location less than 1 mile from the town centre and railway station. There are convenience stores close by for most day to day needs and the Royal Grammar School for boys is within easy reach. The town itself offers a wide range of shopping facilities as well as entertainment and hospitality venues and there are excellent transport links including a mainline station to London & Birmingham.



### DIRECTIONS

From the town centre, ascend Amersham Hill continuing into Amersham Road and continue until reaching the second set of traffic lights, turning right onto Arnison Avenue. Descend the hill taking the third turning on the right into Mayhew Crescent, proceed for a short distance and the property will be found on the right-hand side.



### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### EPC RATING

D

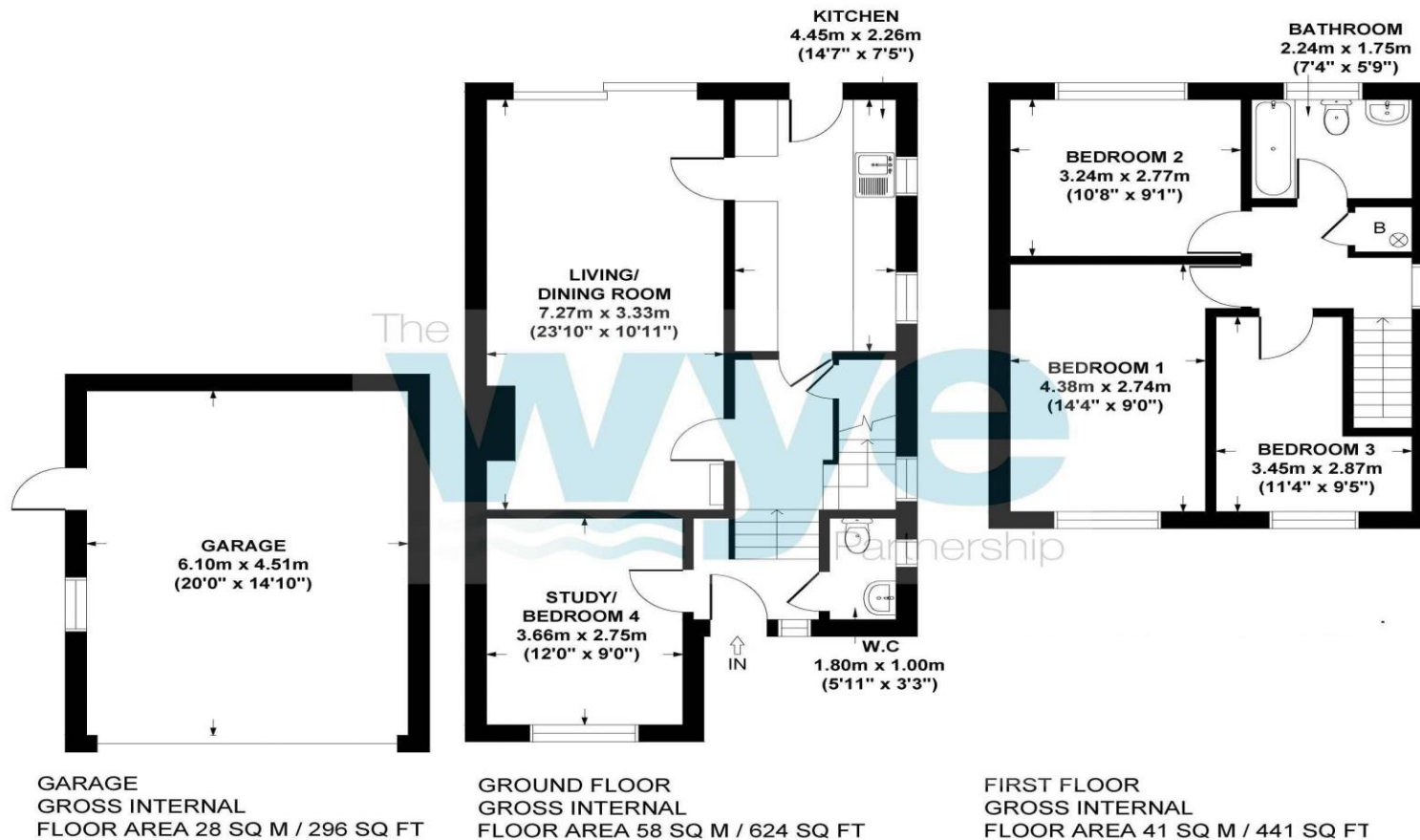
#### MORTGAGE

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.*



**MAYHEW CRECENT, HIGH WYCOMBE, HP13 6DF**  
**APPROX. GROSS INTERNAL FLOOR AREA 127 SQ M / 1361 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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

The **wye** Partnership