



The Spinney, High Wycombe, Buckinghamshire, HP11 1QE

An attractive detached home in a popular and sought after location requiring modernisation and refurbishment.

| Detached Family Home in Popular, Sought After Location | General Modernisation & Updating Required | Reception Hall | Cloakroom | Lounge | Dining Room | Kitchen/Breakfast Room | Utility Room | Landing | Master Bedroom With En Suite Shower Room | Three Further Bedrooms | Family Bathroom | Integral Garage With Driveway Parking | Enclosed Gardens | Gas Central Heating (not tested) | Vacant Possession - Viewing Recommended |

We are pleased to offer this attractive detached family home which is situated in a most popular, highly sought after, location. The property does require general updating and modernisation due to lack of maintenance over a prolonged period of time and this is reflected in the asking price. Ideal for someone looking for a project. There are two reception rooms, kitchen/breakfast room, utility room and cloakroom on the ground floor and four bedrooms, en suite shower room to the master bedroom and family bathroom on the first floor. There is an integral garage with driveway parking and enclosed gardens to the rear. Vacant possession, viewing is strongly recommended.

Price... £595,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(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		



LOCATION

The property is situated approximately 1 mile to the south of High Wycombe town centre so very accessible for the train station and extensive shopping facilities that the town has to offer. However, the property is also superbly located for John Hampden and Wycombe High, the boys and girls Grammar Schools, as well as major supermarkets, sports centre, department store, cinema and restaurants as well as Junction 4 of the M40 motorway.

DIRECTIONS

From 'The Magic Roundabout' in the town centre, ascend Marlow Hill, pass through the first two sets of traffic lights and on reaching the third set, turn left and then immediately left again into Fair Ridge and then first right into what is also Fair Ridge. After a short distance take the first turn on the left into The Spinney, follow the road round the right-hand bend and toward the end of the road turn right then immediately left into a small cul-de-sac, and the property will be found on the left.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

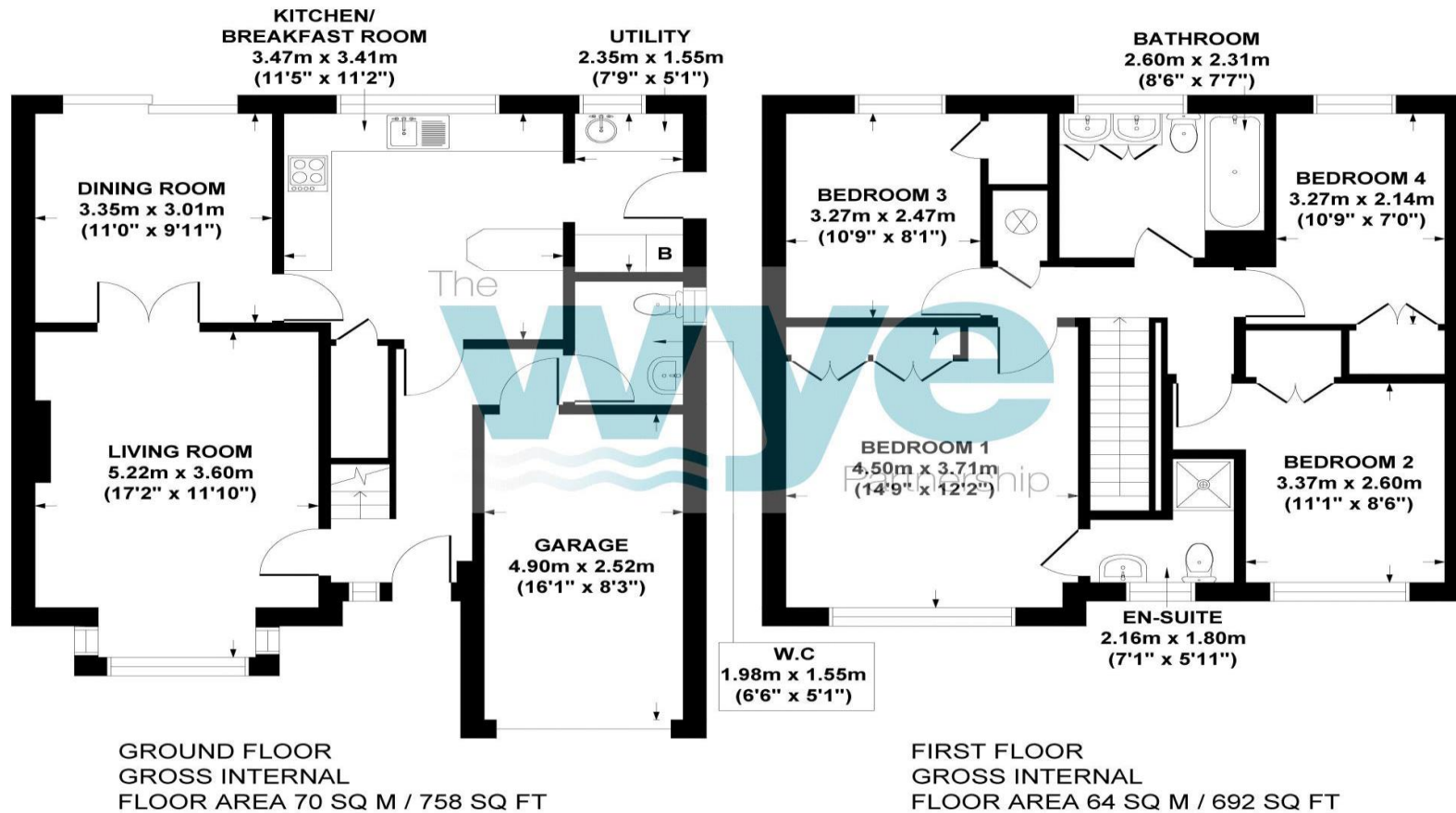
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MORTGAGE

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



57 The Spinney, HIGH WYCOMBE, HP11 1QE
APPROX. GROSS INTERNAL FLOOR AREA 134 SQ M / 1450 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership