



Hatters Lane, , High Wycombe, Buckinghamshire, HP13 7LU

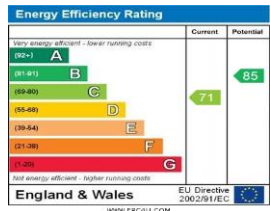
*A most impressive detached bungalow on a level plot within easy reach of local and town centre amenities.*

| Entrance Hall | Three Double Bedrooms | Open Plan Family/Kitchen/Dining Room | Utility Room | Refitted Bathroom | En-Suite To Master Bedroom | Gas C/H | Double Glazing | Driveway Parking | Good Size Level Gardens | An Internal Inspection Of This Property Is Strongly Recommended |

A delightful detached bungalow which has been the subject of significant expenditure by the current owner and is offered for sale in excellent decorative order throughout. Situated on a level plot just over a mile north east of the town within easy reach of both local and town centre amenities. Accommodation comprising: Entrance hall, living room with hardwood flooring and decorative panelling, a stunning open plan family/kitchen/dining room which is equipped with bi-folding doors opening onto the rear garden, separate utility room, master bedroom with built in wardrobes and en-suite with 4 claw bath and separate shower cubicle, two further double bedrooms, refitted family bathroom, gas radiator C/H and double glazing. To the outside there is driveway parking to the front leading to the garage. The rear garden is fully enclosed with a full width patio terrace that extends to lawn with a timber built garden shed.

**Price... £575,000**

*Freehold*



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## LOCATION

Location Facts: Located 1.3 miles north east of the town centre and railway station the property is within walking distance of local shops and schools and on a bus route. The town centre itself has a vast array of shopping, schooling and leisure facilities as well as the main line railway station serving London Marylebone in under half an hour and direct link to Oxford & Birmingham. Junction 4 of the M40 motorway is a short drive away. Woodland walks and Totteridge Common are close by.



## DIRECTIONS

From High Wycombe town centre proceed along the A40 London Road and pass over the first mini-roundabout and turn left at the next to ascend Hatters Lane. As the road levels at the top, pass over the mini-roundabout and the property can be found on the left hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

C

### 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.*

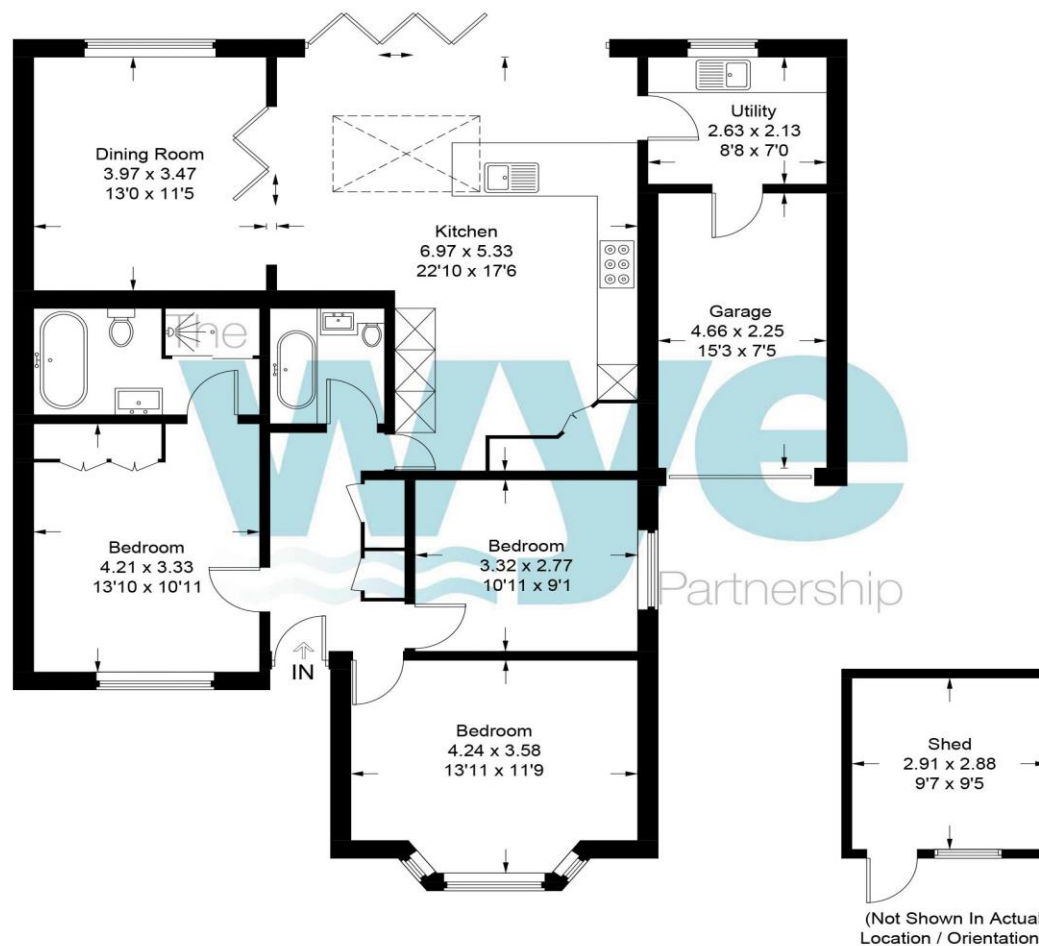
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# 217 Hatters Lane

Approximate Gross Internal Area = 126.1 sq m / 1,357 sq ft

Shed = 8.4 sq m / 90 sq ft

Total = 134.5 sq m / 1,447 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership