



Easton Terrace, High Wycombe, Buckinghamshire, HP13 6AF

A beautifully presented cottage located in a quiet tucked away location close to town centre and train station.

| Living Room | Dining Room | Modern Fitted Kitchen | Two Good Size Bedrooms | Bathroom | Gas C/H | Sash Windows | Delightful Rear Garden | Bespoke And Character Features To Include Stove & Exposed Flooring | Bespoke Fittings Such as Bookcases, Shelving And Wardrobes | Quiet Central Location | Viewing Highly Recommended |

A charming terrace cottage situated within a short walk of the town centre and a few minutes walk to the train station. The property has been greatly improved by the present owners and offers modern luxury yet retains traditional and character features such as sash windows, fireplaces and a lovely courtyard garden. With accommodation comprising; dining room with fireplace, living room with wood burning stove, refitted kitchen with integrated appliances and stable door to garden, two good size bedrooms and white bathroom suite with over head shower. To the outside the rear courtyard garden enjoys a high degree of privacy.

Price... £310,000

Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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LOCATION

Situated in a tucked away position in the heart of the town centre close to the 50 acre Rye park with its gymnasium and swimming pool. High Wycombe centre is an approximate 5 minute walk with its extensive shopping facilities and restaurants. The train station is also a stones throw away with 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. Frequent Heathrow buses pass close to the door and junction 4 of the M40 is less than a mile away.

DIRECTIONS

In an approach from High Wycombe centre leave on the A40 London Road towards London. Opposite The Rye park, turn first left in to Stuart Road. Shortly after the hard left corner, Easton Terrace will be seen on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

MORTGAGE

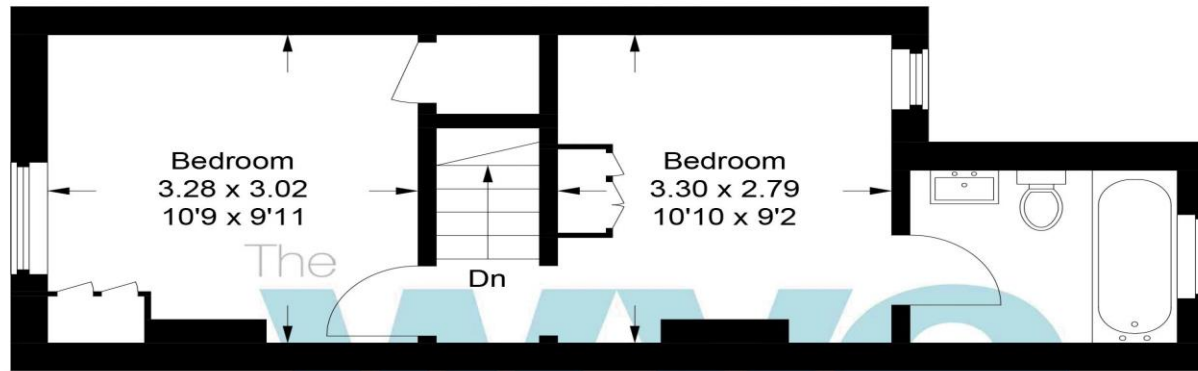
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



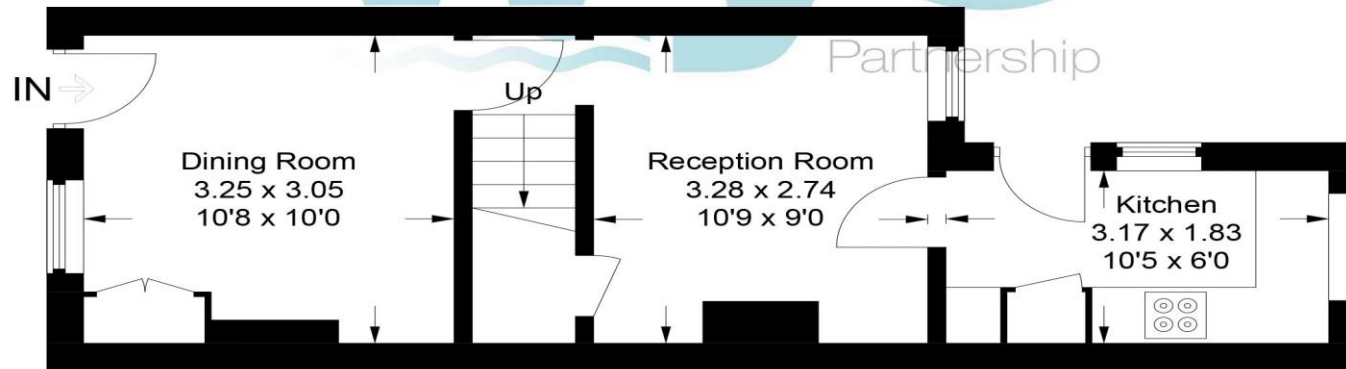
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

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Approximate Gross Internal Area
Ground Floor = 29.3 sq m / 315 sq ft
First Floor = 27.3 sq m / 294 sq ft
Total = 56.6 sq m / 609 sq ft



First Floor



Ground Floor

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