



Saltash Close, High Wycombe, Buckinghamshire, HP13 7BE

*An immaculate extended two/three-bedroom semi-detached house located in a quiet cul de sac location on a highly sought after development close to Wycombe Heights Golf Course.*

Enclosed Porch | Good Size Lounge | Fantastic Extended Refitted Open Plan Kitchen Including Appliances | Open Plan Dining Room | Study/Bedroom Three | Ground Floor Shower Room | First Floor Landing | Two Double Bedrooms | Modern Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows And Doors | Enclosed Rear Garden With Raised Decked Area | Highly Regarded Residential Location Close To Golf Course | Immaculate Condition Throughout | Must Be Seen Internally |

An immaculate extended two/three-bedroom semi-detached house located in a quiet cul de sac location on a highly sought after development close to Wycombe Heights Golf Course. The property has been very well looked after with gas central heating to radiators, double glazed windows and doors, a delightful extension that provides a superb open plan kitchen/dining room plus a third bedroom/study and ground floor shower room, to the first floor are two good size double bedrooms and a family bathroom. Externally the property offers an open plan front garden and a lovely enclosed rear garden with raised decked area as well as driveway parking to the front. We recommend early viewing of this fantastic family home set in a highly regarded residential location.

**Price... £460,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		87
C (69-80)		
D (55-68)	57	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epcau.com		



## LOCATION

Situated two and a half miles to the east of High Wycombe town centre, the property is conveniently situated for junction 3 of the M40 motorway and is easily accessible to local supermarkets and a variety of DIY stores and wycombe Retail Park. The town centre offers a wide range of shopping and leisure facilities including a mainline rail link with London. The property is also within easy reach of recreational facilities and highly regarded local schooling.



## DIRECTIONS

From our office in Crendon Street proceed out along the A40 London Road and continue over two mini roundabouts. Go straight through the traffic lights at the retail park. After this turn left into Hammersley Lane at the second set of lights. Continue up the hill and turn right into Robinson Road taking first left into The Rise, then the third turning on the right into Saltash Close.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

D

### MORTGAGE

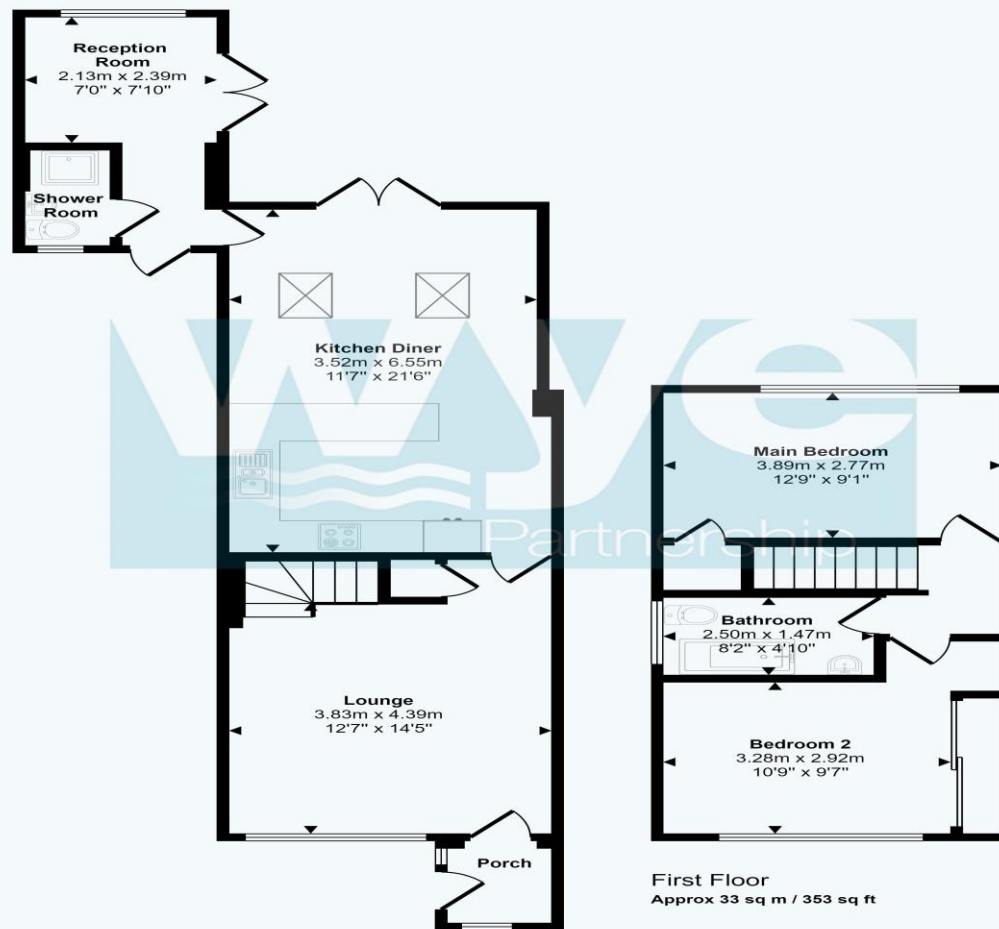
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



*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.*



Approx Gross Internal Area  
88 sq m / 949 sq ft



Ground Floor  
Approx 55 sq m / 596 sq ft

First Floor  
Approx 33 sq m / 353 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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The **wye** Partnership