

Lime Avenue, High Wycombe, Buckinghamshire, HP11 1DP

An attractive two bedroom, semi detached home in a highly sought after location.

| Attractive Older Style Semi Detached Home in Sought After Location | Tree Lined Avenue Close to The Rye Parkland and Town Centre/Station | Reception Hall | Cloakroom | Sitting Room | Conservatory/Dining Room | Fitted Kitchen | Landing Two Double Bedrooms | Modern Shower Room | Gas Central Heating | Double Glazing | Good Size Beautiful Gardens | Driveway Parking | Viewing Strongly Recommended |

We are delighted to offer this most attractive, semi detached home in a highly sought after private road location, nestled in a tree lined avenue just a 'stones' throw' from the Rye parkland, and easily accessible to the town centre and station. The property is presented in excellent order throughout and has a reception hall, cloakroom, sitting room, conservatory/dining room, fitted kitchen, two double bedrooms, modern shower room, gas central heating and double glazing. The property enjoys large and beautifully stocked, mature gardens and there is driveway parking to the front & side of the property. Viewing is absolutely essential to appreciate this lovely home.

Price... £485,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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

Situated in a private 'Leafy' road location behind 'The Rye Park', yet just a short walk to Town and Mainline Train Station with regular fast services to London Marylebone and Birmingham. High Wycombe is a bustling market town with it's Old Town with local shops and regular markets and the modern Eden Centre with popular fashion outlets, cafes, restaurants, cinema and bowling complex. High Wycombe boasts numerous excellent schools for all ages including The Royal Grammar School and John Hampden for boys and Wycombe High School for girls. The M40 is just a short drive away with access to London and The North.



DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road. At the first mini roundabout pass straight over turning first right into Bassetsbury Lane. Continue down Bassetsbury Lane and turn right at the crossroads into Keep Hill Road and then first left into Lime Avenue where the property can be found on the left-hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band D

EPC RATING

D

MORTGAGE

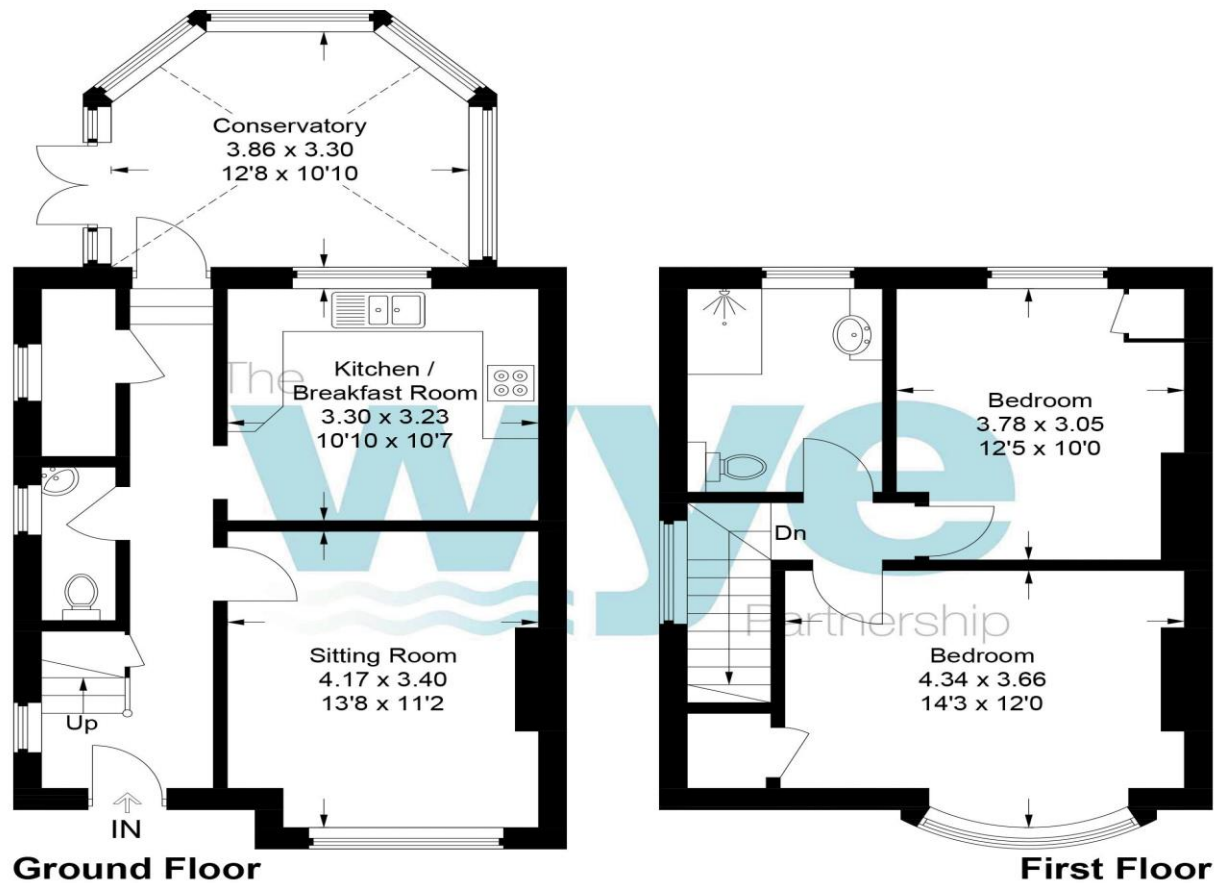
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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.

5 Lime Avenue

Approximate Gross Internal Area
Ground Floor = 52.1 sq m / 561 sq ft
First Floor = 38.4 sq m / 413 sq ft
Total = 90.5 sq m / 974 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