



15 Newmer Road, High Wycombe, Buckinghamshire, HP12 4QN

AA detached bungalow providing scope for extension subject to the normal planning permissions.

| Short Walk of Booker Common | Detached Bungalow | Entrance Hall | Living Room | Conservatory | Kitchen | Utility | Two Bedrooms | Bathroom | Double Glazing | Gas Radiator Heating | Driveway Parking | Enclosed Level Garden | No Onward Chain |

A detached bungalow situated in a sought-after location within a short walk of Booker Common. Offering convenient access to local amenities, M40 at J4 and High Wycombe town centre. The accommodation briefly comprises; entrance hall, living room, conservatory, kitchen, two bedrooms, bathroom, double glazing, gas radiator heating, driveway, enclosed level garden. The property is offered to the market with no onward chain.

Price... £415,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(56-68) D	61	
(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 sought-after road close to Booker Common and ideally situated for local amenities including the Handy Cross Hub, Cinema Complex and Major Supermarkets. High Wycombe Town Centre is just a short drive away with it's Mainline Train Station, with regular fast service to London Marylebone, Bus Station and Eden Shopping complex. Junc 4, M40 is just a short drive providing access to London, Oxford and Birmingham. The charming Town of Marlow is also just a short drive with it's range of high street shops, restaurants, bars and River Thames.

DIRECTIONS

From the multi-roundabout system in High Wycombe ascend A404 Marlow Hill and pass through three sets of traffic lights and continue to the roundabout at J4 of the M40. Once on the roundabout take the fifth exit into John Hall Way and continue over the next two roundabouts. Turn left at the third roundabout into Cressex Road and proceed along Cressex Road and take the fourth turning on the right into Gibson Road. Take the left turning into Newmer Road where the property can be found on the right hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

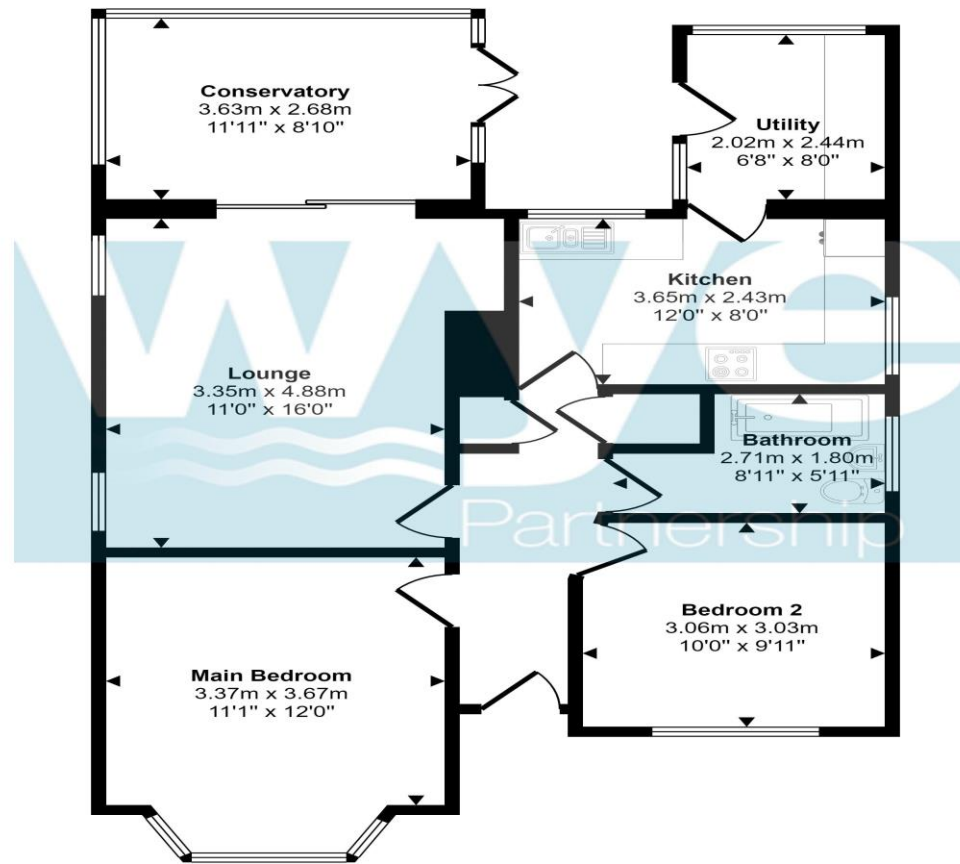
MORTGAGE

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
80 sq m / 864 sq ft



Floorplan

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