



Wye Cottage, 561 London Road, High Wycombe, Buckinghamshire, HP11 1ET - £360,000

In our opinion a well presented and spacious brick and flint cottage in a popular location to the East side of High Wycombe within easy reach of M40 Junction 3 and the town centre

Entrance Porch | Sitting Room | Separate Dining Room | Modern Kitchen | Conservatory With Outlook To Rear Garden | First Floor Landing | Two First Floor Bedrooms | Modern Refitted Shower Room | Second Floor Bedroom | Gas Central Heating To Radiators | Double Glazed Windows | Good Condition Throughout | Private Enclosed Rear garden | Character Features | Driveway Parking | Sellers Buying A New Home So No Chain | Must Be Seen |

A well presented and spacious brick and flint cottage in a popular location to the East side of High Wycombe within easy reach of M40 Junction 3 and the town centre. The property has been much improved by the current owners and offers an abundance of character features such as beamed ceilings and an open fireplace along with modern requirements such as gas central heating and double glazing. There are two separate reception rooms, a refitted kitchen which is of a high standard as is the first floor shower room, a large conservatory overlooks an enclosed rear garden with driveway parking to the front. The sellers are buying a new home so no upper chain. Early viewing advised.

Price... £360,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		84
B		
(69-80)		
C		
(55-68)	58	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



LOCATION

Approximately 2 miles East of High Wycombe centre where buses pass the door to town which provides extensive amenities including 25 minute London Marylebone trains as well as direct links to Birmingham and Oxford. Frequent Heathrow buses operate along the A40 and a retail park is just a short stroll. Local facilities are a few minutes walk as are the vast Kings Woods with walks through to Tylers Green. Junction 3 of the M40 motorway is a 5/10 minute drive and junction 4 is also around 10 minutes away.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two roundabouts. Pass through the next two sets of traffic lights where the property can be found on the left hand side just after the Baptist Church.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

MORTGAGE

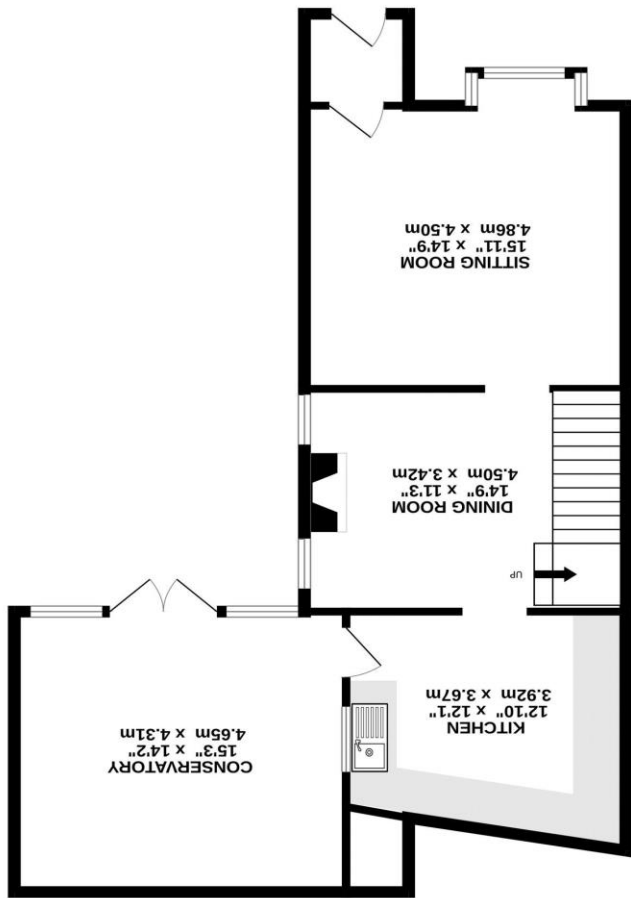
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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

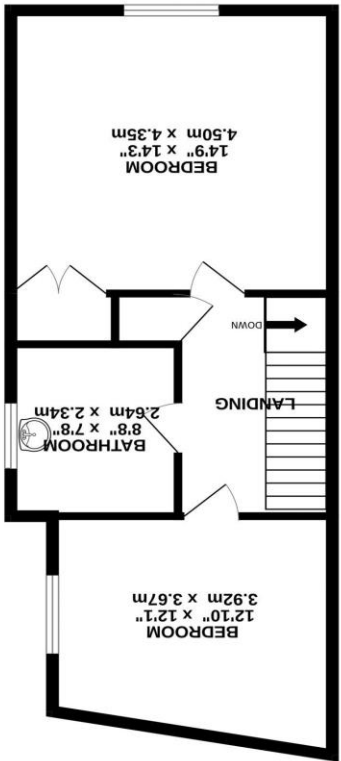


Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

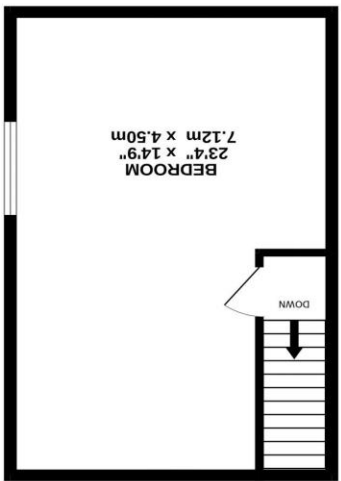
TOTAL FLOOR AREA : 1633 sq.ft. (151.7 sq.m.) approx.



GROUND FLOOR (77.5 sq.m.) approx.



1ST FLOOR (48.1 sq.m.) approx.



2ND FLOOR (34.5 sq.ft. (32.1 sq.m.) approx.