



Milton Place, High Wycombe, Buckinghamshire, HP13 7DN

A beautifully presented semi-detached home overlooking a green close to local amenities and within walking distance of desirable schooling.

| Spacious Semi-Detached Family Home | Popular Residential Location | Entrance Hall | Cloakroom | Living Room | Conservatory | Kitchen | Landing | Three Bedrooms | En Suite Shower Room to Master Bedroom | Family Bathroom | Gas Central Heating | Double Glazing | Landscaped Courtyard Style Rear Garden | Two Allocated Parking Spaces | Excellent Presentation Throughout - Viewing Recommended |

A modern semi-detached house that has been recently re-decorated throughout. Situated within a small cul-de-sac development overlooking a green to the front and within a stone's throw of a recreational park and Totteridge Common. The property is also within easy walking distance of popular schooling including the Royal Grammar school for boys. Accommodation comprising Entrance hall, cloakroom, modern kitchen with some integrated appliances, living room with double doors to conservatory giving access to the rear garden. To the first-floor landing, three bedrooms with an en-suite shower room to the master bedroom and white three-piece family bathroom. The property has gas heating to radiators and double glazing throughout. To the outside there are two parking spaces at the front with gated access at the side leading to a low maintenance rear garden.

Price... £435,000

Freehold

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(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 just over a mile to the north of the town in a quiet, highly regarded residential location. There are local convenience stores within walking distance that provide for all day to day needs and the larger shopping centre in the town is easily accessible by car or public transport. In addition to shopping there is a mainline rail link with London Marylebone, hospitality, restaurant and leisure facilities.

DIRECTIONS

From our office in Crendon street, ascend the hill, pass over the railway bridge and continue into Amersham Hill. Amersham Hill becomes Amersham Road, continue through two sets of traffic lights, pass over the first mini roundabout and turn right at the second roundabout into Totteridge Lane. Take the first turning right and immediately left into Milton Place. Follow the road keeping to the right of the green where the property can be found in front of you.

ADDITIONAL INFORMATION

Please note that planning permission has been granted for a single storey rear extension and loft conversion. There is an Estate Management Charge which is approximately £200 per half year.

COUNCIL TAX

Band D

EPC RATING

C

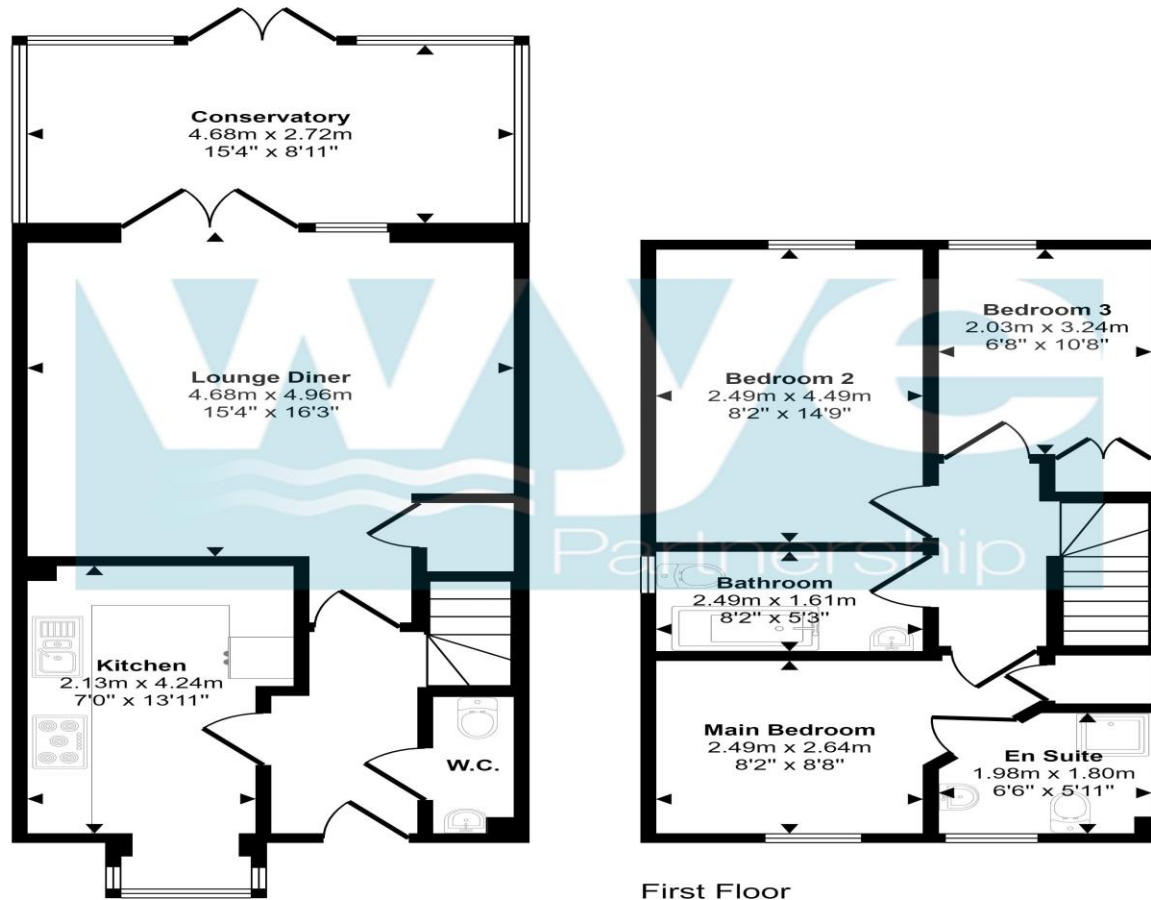
MORTGAGE

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
100 sq m / 1072 sq ft



Ground Floor
Approx 58 sq m / 621 sq ft

First Floor
Approx 42 sq m / 452 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