

A photograph of a two-story semi-detached house with a white textured upper floor and a red brick lower floor. The house has a dark grey tiled roof with a brick chimney and a skylight. A white conservatory with a brown roof is attached to the front. The house is surrounded by greenery and is set against a blue sky with white clouds.

Rowan Avenue, High Wycombe, Buckinghamshire, HP13 6JB

A three-bedroom semi-detached property within easy access to the town centre and train station.

| Three-bedroom Semi-Detached House Close to Town and Train Station | Entrance Porch | Lounge | Kitchen/Dining Room | Bathroom | Lean-to/Storage Room | Three Bedrooms | Ensuite Shower Room | Loft with Pull Down Ladder and "Velux" Windows | Double Glazing | Gas Radiator Heating | Large Workshop/Office in the Garden Requiring Completing | Front & Rear Gardens | No Onward Chain |

A traditional three-bedroom semi-detached house situated within walking distance of the town centre and railway station. The accommodation briefly comprises; entrance porch, lounge, kitchen/dining room, bathroom, lean-to/storage room, landing, master bedroom with ensuite shower room, two further bedrooms, loft with "Velux" windows and pull down ladder, double glazing, gas radiator heating, large workshop/home office in the garden that needs completing, front and rear gardens. Offered with no onward chain.

Price... £359,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	80
(39-54)	E	60
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



LOCATION

A traditional three-bedroom semi-detached house situated within walking distance of the town centre and railway station. There is on road parking to the front of the property where the vendors have never struggled to park their two cars. The property has been partly improved with gas central heating to radiators, double glazed windows, a refitted kitchen, refitted bathroom and a large workshop/home office in the garden that needs completing. No upper chain, we hold keys.

DIRECTIONS

From our office in Crendon Street ascend the hill passing over the railway bridge and taking the first turning right into Totteridge Road. Proceed along Totteridge Road passing through the traffic lights at the crossroads with Bowerdean Road. Ascend the hill and take the second turning left into Rowan Avenue. Once in Rowan Avenue the property can be found on the left-hand side after Nicholas Gardens.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

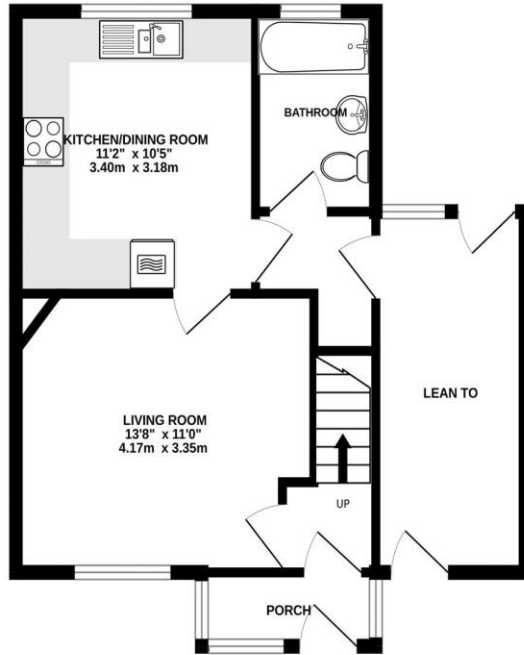
MORTGAGE

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

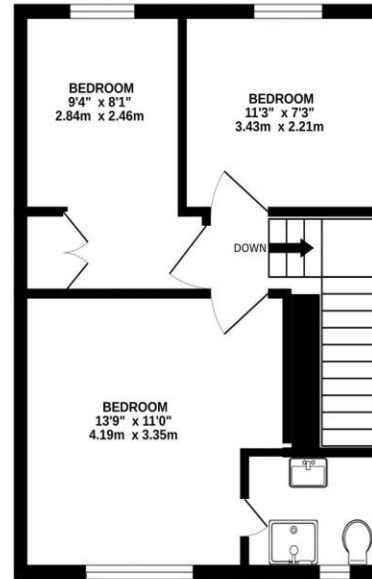
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



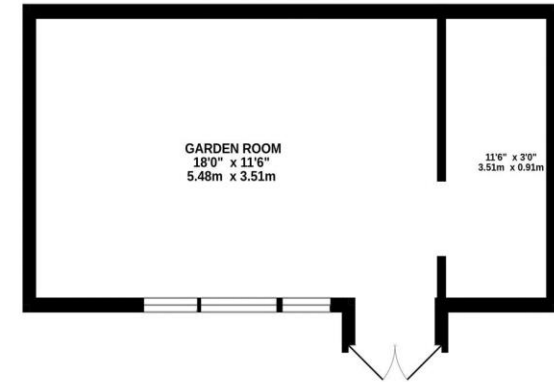
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



OUTBUILDINGS
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.2 sq.m.) approx.

Whilst 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.

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The **wye** Partnership