



16 Rupert Avenue, High Wycombe, Buckinghamshire, HP12 3NG

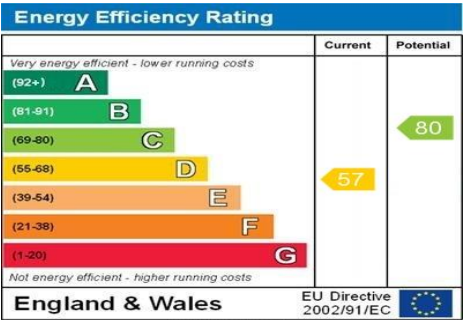
A delightful detached family home that has been carefully improved by the current owners with a large level rear garden.

| Entrance Porch | Cloakroom | Entrance Hall | Living Room | Modern L Shaped Kitchen/Dining Room | Conservatory | Three Bedrooms | Refitted Bathroom | Gas C/H | Double Glazing | Garage | Good Size Level Gardens | Sought After Private Road | Close To Popular Schooling | No Onward chain | A Internal Inspection Is Strongly Recommended |

Situated within this highly desirable private road location, a deceptive detached family home with a large level rear garden. The property is presented to a high standard throughout with accommodation comprising: Entrance porch, spacious entrance hall, cloakroom, living room, modern open plan L shaped kitchen/dining room with integrated appliances with access to conservatory and rear garden. The first floor has three bedrooms (two with built in wardrobes) and large refitted bathroom with shower above. There is double glazing throughout and gas fired central heating to radiators. To the outside the front has provision for off road parking with driveway to the garage,. The rear garden is well established with a patio that extends to a large level lawn with mature hedging and a number of colourful shrubs.

Price... £575,000

Freehold



LOCATION

Located to the South West of High Wycombe Town Centre, 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. The Beautiful Booker Common is a brief stroll away yet, Junction 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 Marlow Hill, pass through the first set of traffic lights and at the next lights, filter right then left onto Marlow Road. On reaching the roundabout turn right into Desborough Avenue and then take the first left into Rupert Avenue. Continue along the road and as the road bends round to the right the property can be found on the right hand side, identified by a Wye Residential for sale board.

ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

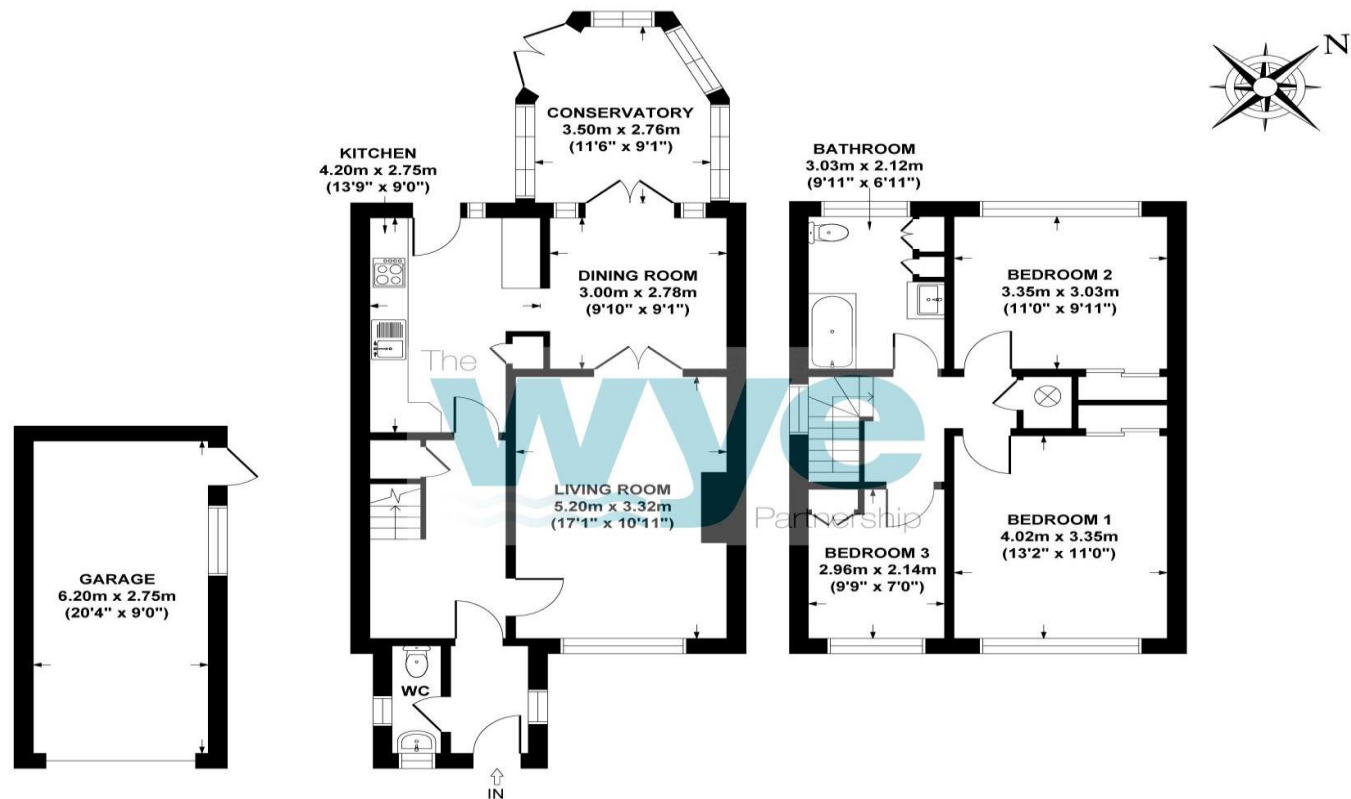
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MORTGAGE

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.





GARAGE
GROSS INTERNAL
FLOOR AREA 17 SQ M / 184 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 61 SQ M / 657 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 47 SQ M / 509 SQ FT

RUPERT AVENUE, HIGH WYCOMBE, HP12 3NG
APPROX. GROSS INTERNAL FLOOR AREA 125 SQ M / 1350 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership