



Keep Hill Drive, High Wycombe, Buckinghamshire, HP11 1DT



*Situated in a sought-after private road location a three-bedroom semi-detached house convenient to High Wycombe town centre and train station.*

| Attractive Semi-Detached House In Private Road Location | Overhung Porch | Entrance Hall | Living Room | Dining Room | Kitchen | Landing | Three Bedrooms | Bathroom | Double Glazing | Gas Central Heating | Garage + Driveway Parking | Good Size Rear Garden | No Onward Chain |

An attractive 1930's bay fronted semi-detached home in this sought after and tucked away location backing onto woodland. The property has a good size rear garden and offers excellent scope for extension subject to the normal planning permissions. Accommodation comprising: Entrance hall, a double aspect lounge/dining room with patio doors opening onto the rear garden, kitchen, landing, three bedrooms and white bathroom suite with separate shower cubicle. The property has gas central heating to radiators and double glazing throughout. To the outside there is lawn and a driveway providing off road parking and access to the garage. There is a good size rear garden that is essentially lawn with Keep Hill Wood to the rear. No onward chain.

**Price... £500,000**

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(56-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		





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## LOCATION

Private 'Leafy' Road location behind 'The Rye Park' yet just a short walk to Town and Mainline Train Station with regular fast service to London Marylebone and Birmingham. High Wycombe is a bustling market town with it's Old Town with local shops and regular markets and the modern Eden Centre with popular fashion outlets, cafes, restaurants, cinema and bowling complex. High Wycombe boasts numerous excellent schools for all ages including The Royal Grammar School and John Hampden for boys and Wycombe High School for girls. The M40 is just a short drive away with access to London and The North.

## DIRECTIONS

From High Wycombe town centre proceed along the A40 London Road, pass straight over the first mini roundabout and take the first turning on the right into Bassetsbury Lane. As the roads bends to the left turn right at the crossroads into Keep Hill Road and then first left into Lime Avenue. Take the second turning right into Keep Hill Drive where the property can be found on the left-hand side identified by a Wye Residential For Sale board.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

E

### MORTGAGE

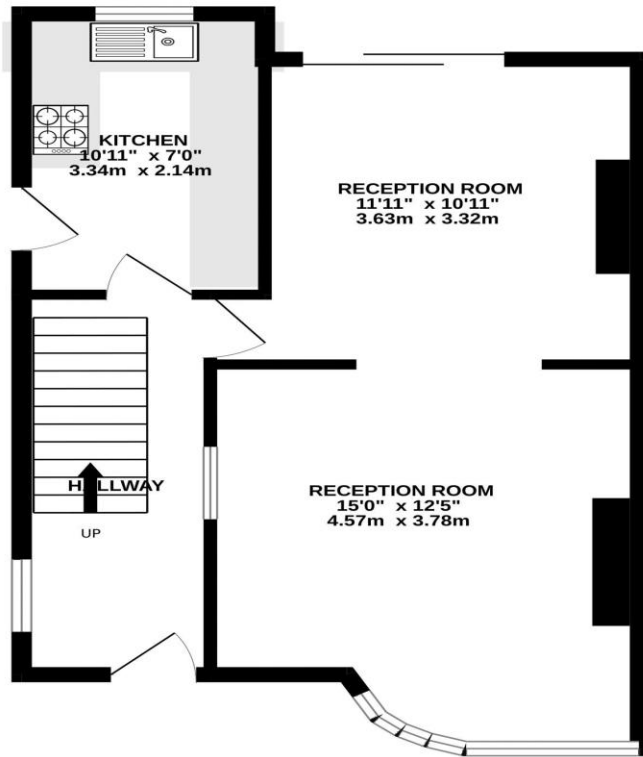
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

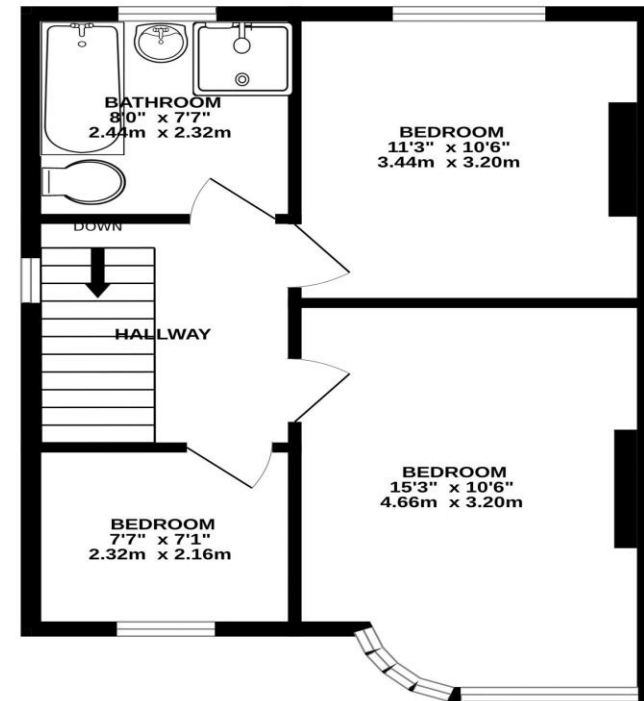
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GROUND FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 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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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership