

Dean Close, High Wycombe, Buckinghamshire, HP12 3NS



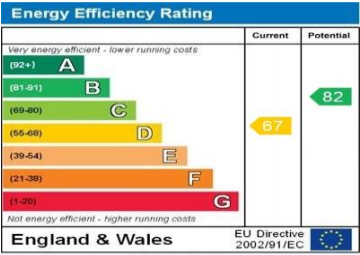
*In our opinion a well-presented bay fronted three bedroom semi detached house situated in an elevated position at the end of a popular small cul de sac.*

Overhung Porch | Entrance Hall | Lounge | Dining Room | Fitted Kitchen | Utility Room | First Floor Landing | Three Bedrooms | Refitted family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows And Doors | Popular Cul De Sac Location | Large Triangular Shaped Rear Gardens | Garage With Electric Car Charging Point | Short Walk To Open Woodland | Good Condition Throughout | Front Gardens | Far Reaching Open Woodland Views From All Front Facing Windows | Must Be Seen Internally |

In our opinion a well-presented bay fronted three bedroom semi detached house situated in an elevated position at the end of a popular small cul de sac. The property offers good size accommodation, heated via gas central heating to radiators, double glazed windows, a fitted kitchen and refitted family bathroom, a large through lounge/dining room and three first floor bedrooms. Externally the property is situated on a very generous triangular shaped plot with garage accessed via a service road to the rear with electric car charging point. Being in an elevated position it offers the most far-reaching woodland views from all front facing windows. We recommend early viewing of this most excellent family home.

**Price... £410,000**

*Freehold*





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### LOCATION

Located in a popular cul de sac location a short walk from open wood land and situated 1.2 miles from the station & town centre as well as just being a short distance from Junction 4 of the M40 motorway, the property is also conveniently located for John Hampden Grammar School for Boys and Wycombe High School for Girls. An array of shopping facilities are also close by including the town centre which caters for all your shopping needs and a mainline rail link to London Marylebone.

### DIRECTIONS

From the multi-roundabout system in High Wycombe proceed out along Queen Alexandra Road passing the hospital on the left hand side, this road becomes Suffield Road. Continue to the end and turn left into Desborough Avenue, take the third turning on the right into Deeds Grove. Ascend the hill and take the first right into Dean Close where the property can be found on the right hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### EPC RATING

D

#### MORTGAGE

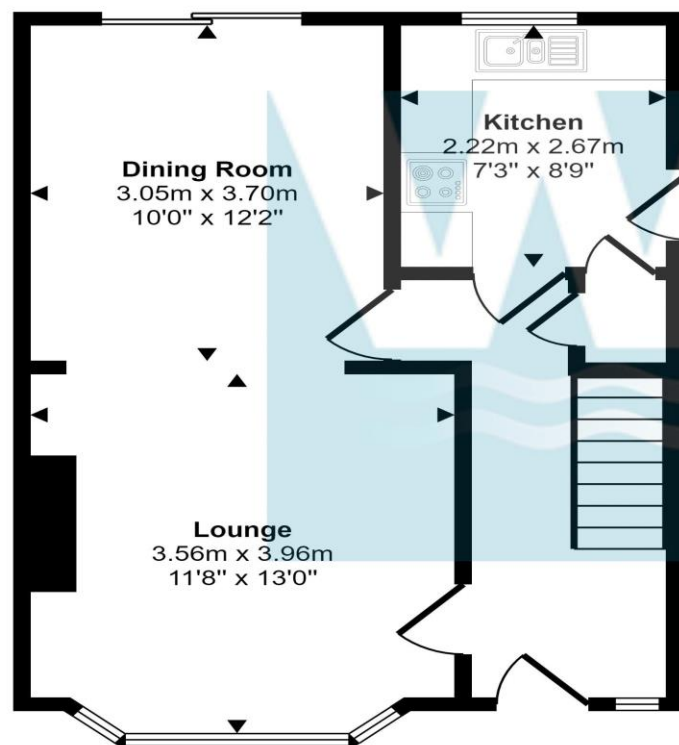
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

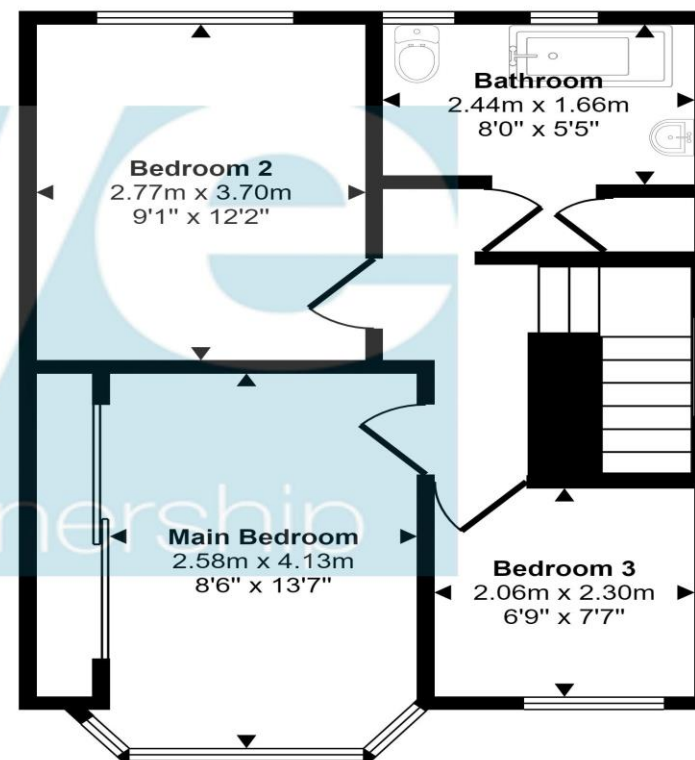
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**Approx Gross Internal Area**  
**88 sq m / 950 sq ft**



**Ground Floor**  
**Approx 47 sq m / 502 sq ft**



**First Floor**  
**Approx 42 sq m / 448 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