

Bowerdean Road, High Wycombe, Buckinghamshire, HP13 6AZ

A stunning family home, we are delighted to offer for sale this refurbished traditional three bedroom semi presented in immaculate order throughout and located within walking distance of the town centre and railway station.

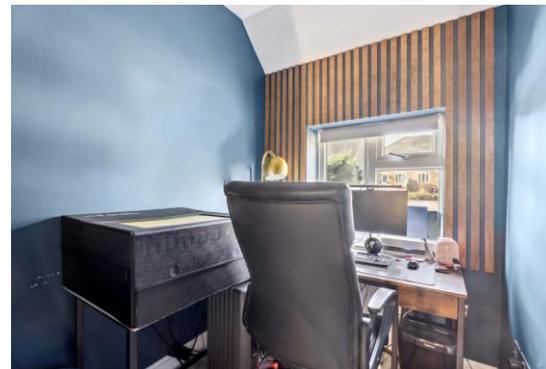
Entrance Hall | Large Lounge/Dining Room | Refitted Kitchen/Breakfast Room | Refitted Ground Floor Bathroom | First Floor Landing | Three Bedrooms | Refitted First Floor Shower Room | Gas Central Heating To Radiators | Double Glazed Windows And Doors | Immaculate Condition Throughout | 23' x 22' Fully Insulated Double Garage | Secure Gated Access | Additional Gated Parking | Walking Distance To Town & Railway Station | Enclosed Rear Garden | Open Plan Front Garden | Early Viewings Is Advised Of This Stunning Family Home |



A stunning family home, we are delighted to offer for sale this refurbished, traditional three bedroom semi presented in immaculate order throughout and located within walking distance of the town centre and railway station. The property has undergone extensive improvement and has gas central heating to radiators, double glazed windows, entrance hall, a good size lounge/dining room, quality refitted kitchen, refitted contemporary ground floor bathroom and three first floor bedrooms with a separate shower room. Externally there is an enclosed rear garden and a large fully insulated double garage with secure gated access, there is additional secure off-road parking that offers an ideal work from home solution or storage for a car enthusiast. The sellers have already found. Early viewing is advised of this must-see family home.

Price... £429,950

Freehold



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
66	88

England & Wales EU Directive 2002/91/EC
www.epc4u.com

LOCATION

Less than 1 mile north east of town. Local shops are close to hand as are buses to High Wycombe centre which provides comprehensive shopping facilities and 25-minute London trains as well as direct connections to Oxford and Birmingham. The Royal Grammar School is within easy reach and M40 motorway access to junctions 3 and 4 are a 10-minute drive.

DIRECTIONS

From our office in Crendon Street ascend the hill and turn right immediately after the railway station into Totteridge Road. Continue along Totteridge Road and turn right at the traffic lights. The property will be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

MORTGAGE

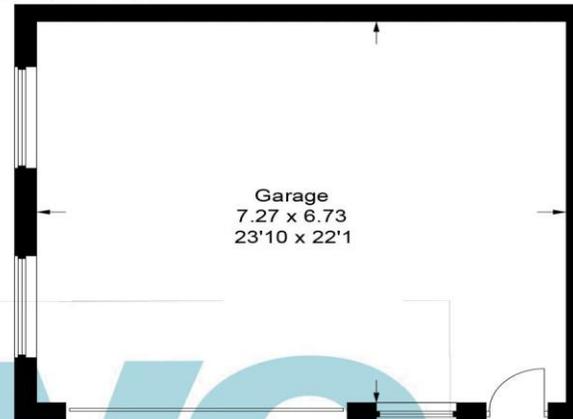
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



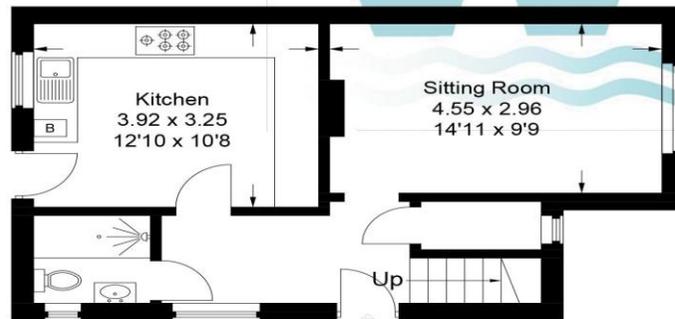
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.

Bowerdean Road

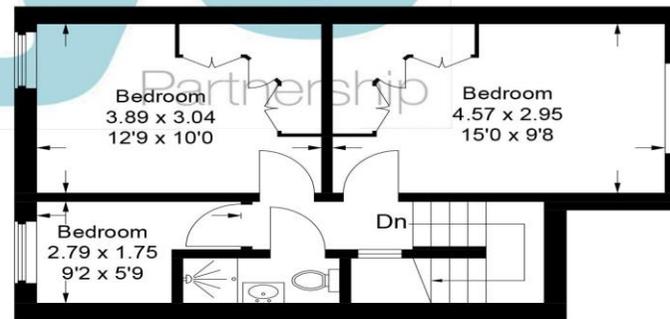
Approximate Gross Internal Area
Ground Floor = 39.6 sq m / 426 sq ft
First Floor = 39.4 sq m / 424 sq ft
Garage = 49.5 sq m / 533 sq ft
Total = 128.5 sq m / 1,383 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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The **wye** Partnership