



**21 Chippendale Close, High Wycombe, Buckinghamshire, HP13 6BS - £399,500**

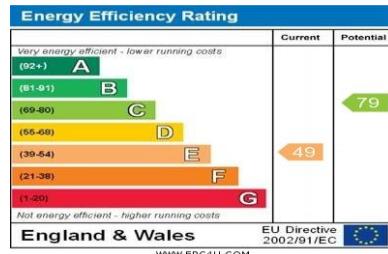
*A good size three-bedroom semi situated in a quiet cul de sac location to the North side of High Wycombe town centre.*

Entrance Hall | Lounge | Dining Room | Fitted Kitchen | First Floor Landing | Three Bedrooms | Refitted Four Piece Bathroom Suite | Loft Room | Garage | Rear Garden | Driveway Parking For Numerous Cars | Open Plan Front Garden | Gas Central Heating To Radiators | Double Glazed Window | Quiet Cul De Sac Location | Popular Residential Area To North Side Of High Wycombe | Sold With No Upper Chain |

A good size three-bedroom semi-detached property situated in a quiet cul de sac location to the North side of High Wycombe town centre. The property offers entrance hall, lounge, dining room, fitted kitchen, three first floor bedrooms and a refitted four piece bathroom, the loft has been converted to provide an additional loft room. Heated by gas central heating to radiators and with double glazed windows. Externally the property has a rear garden, garage with additional driveway parking for numerous cars and an open plan front garden. To be sold with no upper chain this excellent family home must be seen.

**Price... £399,500**

*Freehold*



## LOCATION

Situated just over a mile and a quarter from the train station and town centre yet conveniently situated for local amenities and the Royal Grammar School. There is a wide variety of supermarkets to choose from around the town and the extensive range of shops in the town centre cater for everyone. There is a train link to both London and Birmingham from High Wycombe station and M40 motorway can be accessed at Junctions 3 and 4.

## DIRECTIONS

From Crendon Street, ascend Amersham Hill continuing into Amersham Road. Continue for some distance and on reaching the second set of traffic lights, turn right into Arnison Avenue. Take the first turning left into Walton Drive and then first right into Chippendale Close. The property will be found on the left hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

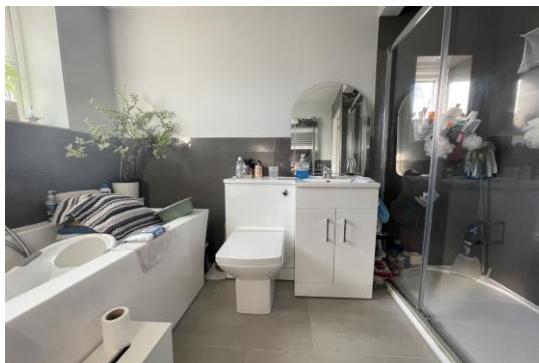
Band D

### 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 on as statements of representation of fact and do not constitute any part of an offer or contract.*

# The Wy'e Partnership

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as to their operability or efficiency can be given  
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee  
of doors, windows, rooms and other items are approximate and should be used as such by any  
omission, or mis-statement. This plan is for illustrative purposes only and no responsibility is taken for any error,  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

TOTAL APPROX. FLOOR AREA 113 SQ.FT. (10.54 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 175 SQ.FT.  
(16.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 464 SQ.FT.  
(43.1 SQ.M.)

GROUNDFLOOR  
APPROX. FLOOR  
AREA 495 SQ.FT.  
(46.0 SQ.M.)

