



Orchard Road, High Wycombe, Buckinghamshire, HP13 7DQ

*We are delighted to offer for sale this double fronted three-bedroom detached house situated on the popular east side of town close to junction 3 of the M40.*

Entrance Hall | Good Size Double Aspect Lounge | Separate Dining Room | Fitted Kitchen | First Floor Landing | Three Bedrooms | Family Bathroom | Woodland Views To Front | Gas central Heating To Radiators | Double Glazed Windows | Good Size Rear Garden | Non Traditional Steel Frame Construction | Garage To Rear | Open Plan Front Garden | Close To Local Facilities Including Retail Park |

We are delighted to offer for sale this double fronted three bedroom detached house situated on the popular east side of town close to junction 3 of the M40. Being of non traditional steel frame construction using Dorlonko steel the property offers gas central heating to radiators, sealed unit double glazed windows, two reception rooms, fitted kitchen and three first floor bedrooms with family bathroom. Externally the property has a good size rear garden with metal garage to the rear boundary with gated access from the rear and an open plan front garden. Located a short walk away from local facilities including the extensive retail park we hold keys for early viewings.

**Price... £349,950**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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	
<small>WWW.EPC4U.COM</small>		



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### LOCATION

Located approximately 1.5 miles east side of High Wycombe town centre and within a stones throw of facilities at Wycombe retail park. Frequent bus services can be found on the doorstep, including a route to Heathrow. High Wycombe centre offers a range of facilities including extensive shopping and 25 minute London trains....M40 junction 3 is a 5 minute drive.

### DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and continue over two roundabouts and through the first set of major traffic lights and turn left at the next set into Cock Lane. Ascend the hill and take the first turning on the right into Orchard Road and the property can be found on the left hand side, after the turning for Bank Street.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

C

#### EPC RATING

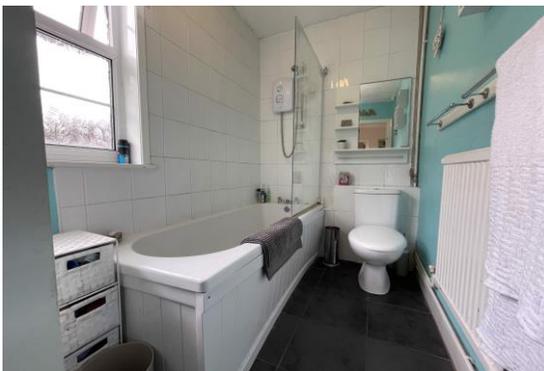
E

#### MORTGAGE

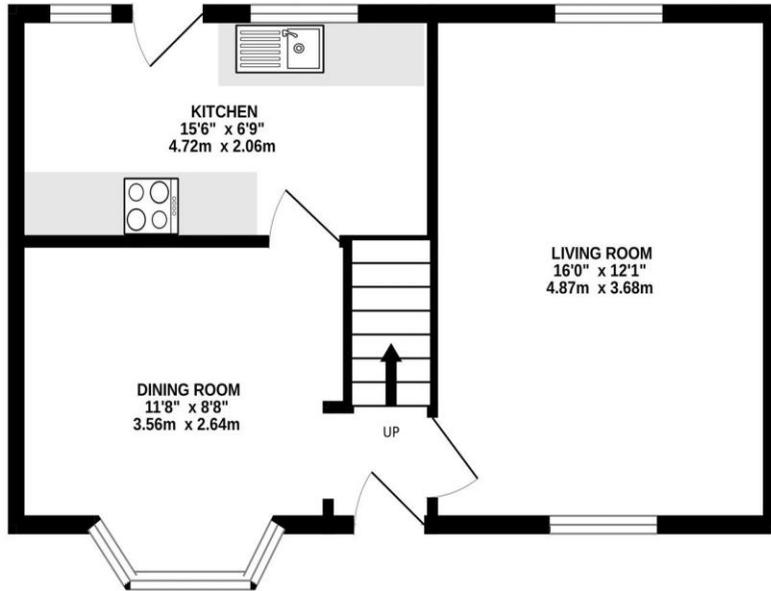
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*

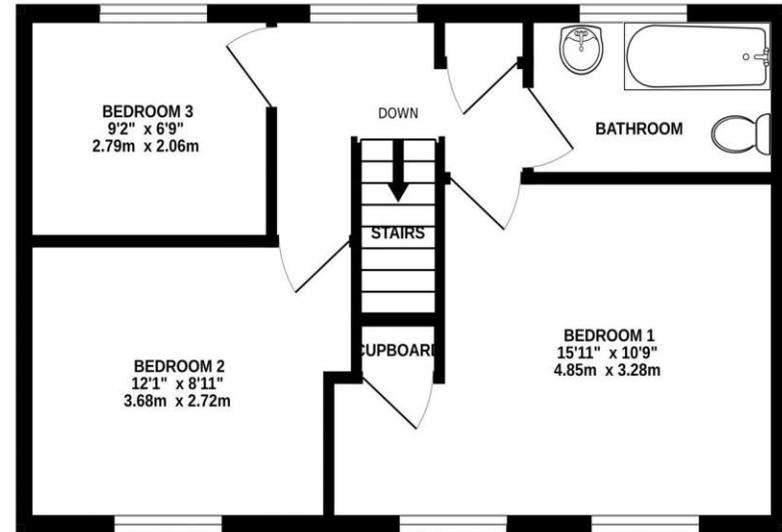
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 893sq.ft. (83.0 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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The **wye** Partnership