



Havenfield Road, High Wycombe, Buckinghamshire, HP12 4SX



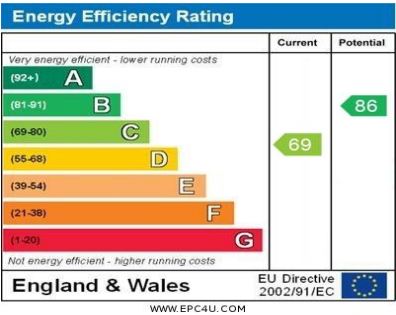
*An impeccably presented terraced home in sought after location.*

| Terraced Home Impeccably Presented Throughout | Sought After and Popular Location | Reception Hall | Cloakroom | Lounge/Dining Room | Kitchen | Landing | Three Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Beautifully Maintained Gardens | Viewing Strongly Recommended |

We are delighted to offer this most immaculately presented terraced home which has a good size level and private rear garden, three good size bedrooms and has the benefit of gas fired central heating. The property is situated in a popular residential location in the Booker area and is close to amenities, open parkland and woodland. The property is impeccable inside and out and a viewing is essential to be appreciated.

Price... £375,000

Freehold





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### LOCATION

Situated in a favoured residential location close to recreational parkland, the property is within walking distance of local shops which cater for most day-to-day needs as well as having larger supermarkets, department stores, bars, restaurants and a cinema and gym all within easy reach. Junction 4 of the M40 is also within easy access. The town centre of High Wycombe is just under two miles away and provides a comprehensive range of facilities conducive to a major town centre and this includes a mainline railway station for London Marylebone & Birmingham.

### DIRECTIONS

From the multi roundabouts in the town centre, ascend Marlow Hill, continue through all the traffic lights until reaching the roundabout at Junction 4 of the M40. Filter to the right lane taking the fifth exit off of the roundabout onto John Hall Way and then pass through the first set of traffic lights, pass over two roundabouts and then take the first turning left into Havenfield Road. Proceed for some distance and the property will be found on the right-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band C

#### EPC RATING

C

#### MORTGAGE

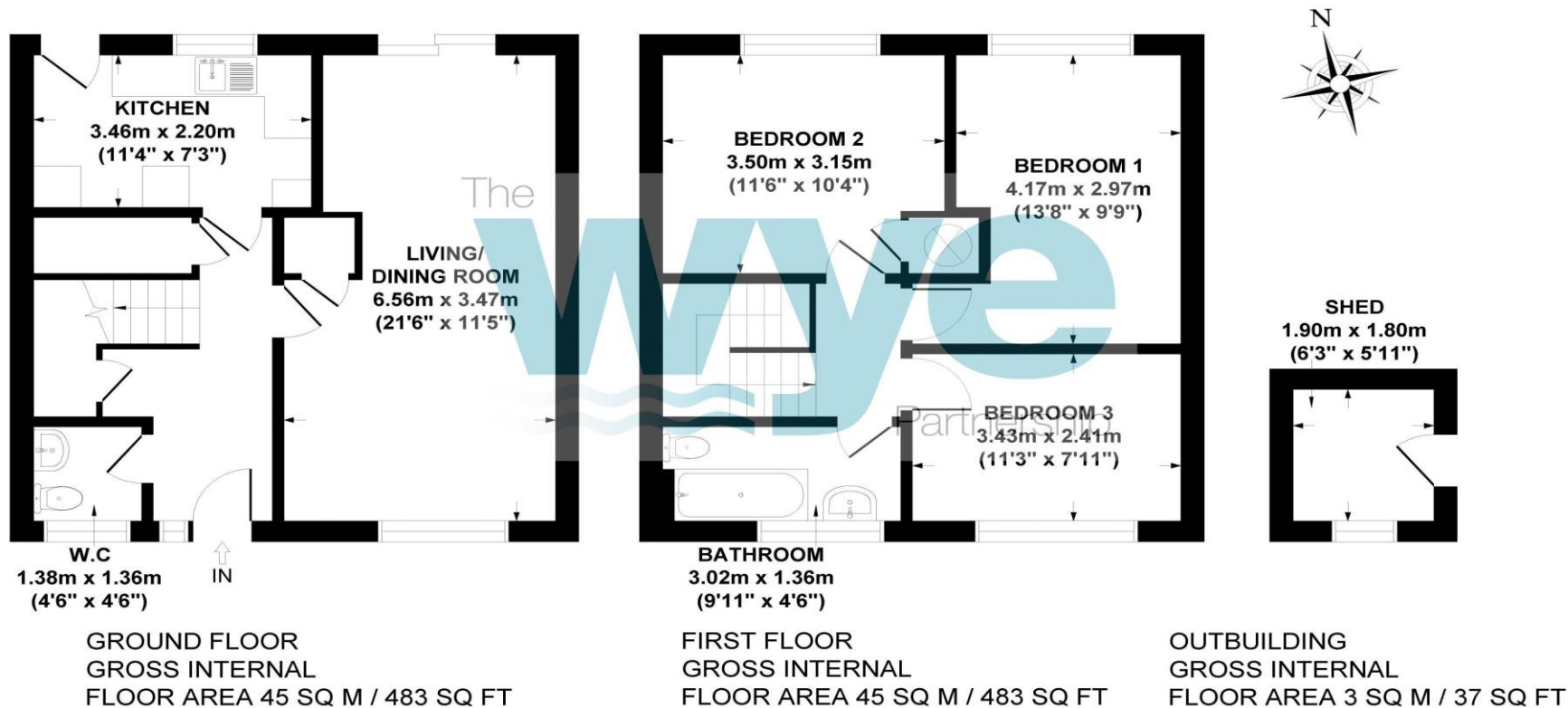
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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*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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**HAVENFIELD ROAD, HIGH WYCOMBE, HP12 4SX**  
**APPROX. GROSS INTERNAL FLOOR AREA 93 SQ M / 1003 SQ FT**  
**(INCLUDING OUTBUILDING)**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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The **wye** Partnership