



Warwick Avenue, High Wycombe, Buckinghamshire, HP12 4NG

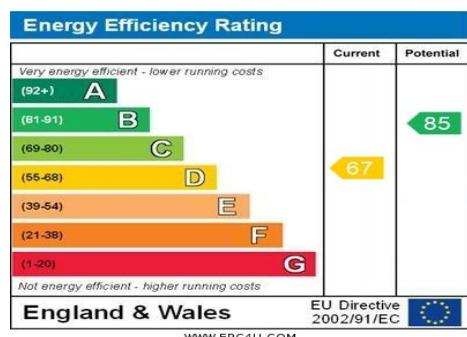
*A beautifully presented detached three-bedroom bungalow on the western outskirts of the town enjoying valley views.*

| Well Presented Detached Bungalow | Entrance Hall | Living/Dining Room | Kitchen | Three Bedrooms | Bathroom | Gas Heating To Radiators | Double Glazing | Garage | Good Size Gardens | Views Towards Open Countryside |

An extended detached bungalow that has been subject to considerable improvement by the current owners with a good size rear garden that enjoy far reaching valley views. Accommodation comprising Entrance hall, living/dining room, a refitted kitchen with integrated appliances, three bedrooms and a refitted bathroom. The property is heated via a gas central heating system to radiators and is double glazed throughout. To the outside there is a garage and good size established gardens on three levels which are mainly laid to lawn.

## Price... £450,000

*Freehold*



## LOCATION

Located in a popular area close to open countryside and the National Trust village of West Wycombe. Conveniently positioned for the M40 at J4, train stations at High Wycombe and Saunderton. Approximately 4.5 miles to Marlow and High Wycombe town centre is approximately two miles away and some of its amenities include; large supermarkets and department stores, large selection of restaurants, cinema and bowling alley, highly regarded local schools, leisure centre with swimming pool, large parks at The Rye and Hughenden.

## DIRECTIONS

Leave High Wycombe on the A40 West Wycombe Road and continue for approximately 2 miles. Turn left just before the second major set of traffic lights into Mill End Road. Continue to the end of Mill End Road and bear left at the first mini-roundabout and right at the second into Lane End Road. Upon reaching the next roundabout turn left and continue for a short distance. Take the next turning left into Warwick Avenue where number 5 can be found on the left-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC RATING

D

### MORTGAGE

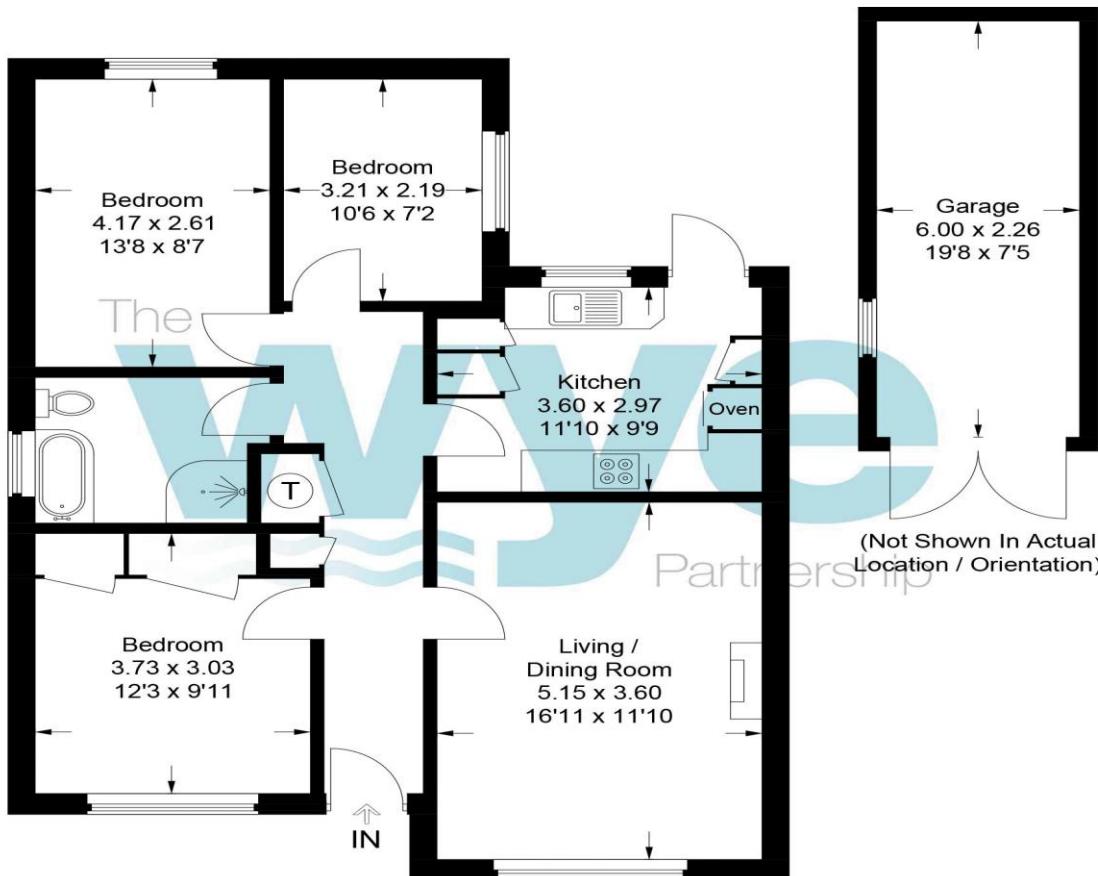
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

*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.*



## 5 Warwick Avenue

Approximate Gross Internal Area = 77.3 sq m / 832 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 90.8 sq m / 977 sq ft



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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