



85 Cambridge Crescent, High Wycombe, Buckinghamshire, HP13 7NB - £435,000

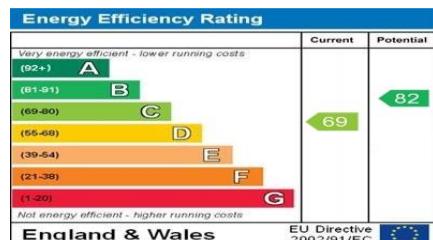
We are pleased to offer for sale this three-bedroom end of terrace family home situated in a popular horseshoe shaped crescent to the North of the town centre.

Entrance Porch | Entrance Hall | Lounge | Dining Room | Kitchen | Garden Room/Home Office | First Floor Landing | Three Bedrooms | Family Shower Room | Separate Night Cloakroom | Gas Central Heating To Radiators | Double Glazed Windows | Replacement Gas Boiler | Lovely Good Size Level Rear Garden | Garage With Electric Door | Covered Car Port | Additional Driveway Parking | Popular Horseshoe Shaped Crescent With Central Green | Early Viewing Advised |

We are pleased to offer for sale this three-bedroom end of terrace family home situated in a popular horseshoe shaped crescent to the North of the town centre. Having been improved by the current owners with the installation of a new boiler and double glazed windows the property does still require a degree of updating hence the realistic asking price. This well planned accommodation includes entrance porch, entrance hall, lounge, dining room, kitchen and a sun room on the ground floor with three bedrooms and bathroom on the first floor. A particular feature of the property is the level, good sized and well maintained rear garden plus ample off road parking with a garage, carport and additional driveway parking. Early viewing advised.

Price... £435,000

Freehold



LOCATION

Situated in a quiet residential area overlooking a near a pleasant central green the property is close to local shops which provide for most day-to-day needs as well as being close to bus stops with a regular service into High Wycombe town centre which is approximately 1 mile away. The town centre offers a wide variety of shopping, leisure and hospitality facilities.

DIRECTIONS

From our office in Crendon Street, ascend the hill turning right after the railway station into Totteridge Road. Continue along Totteridge Road, pass through the traffic lights at the crossroads with Bowerdean Road and ascend the hill. At the top of the hill just as the road veers to the left, turn right into Wingate Avenue and then take the first turning left into Cambridge Crescent. Follow the road round to the right keeping the green on your left and the property will be found on the left hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

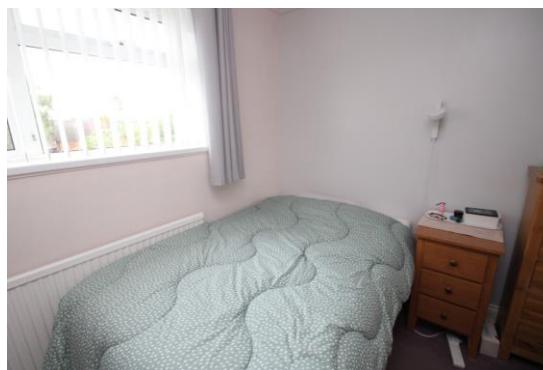
Band C

EPC RATING

C

MORTGAGE

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



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.



FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

APPROX. GROSS INTERNAL FLOOR AREA 128 SQ M / 1367 SQ FT
CAMBRIIDGE CRESCENT, HIGH WYCOMBE, HP13 7NB

