



**Lowdon Close, High Wycombe, Buckinghamshire, HP11 1DN**

## A four-bedroom, three reception room detached family home in sought after location

| Detached Family Home in Sought After Location | Backing on to Keep Hill Woods and Close to The Rye | General Updating Required Yet Well Presented Accommodation | Reception Hall | Cloakroom | Sitting Room | Dining Room | Study/Playroom | Good Size Kitchen | Utility Room | Landing | Master Bedroom with En-Suite Bathroom | Three Further Bedrooms - Two With Built In Cupboards | Family Bathroom | Gas Central Heating | Double Glazing | Double Width Garage and Driveway | Lovely Mature Well Tended Gardens | Vacant Possession - Viewing Recommended |

Backing on to Keep Hill Woods in a small, select cul-de-sac, close to The Rye, we are delighted to offer this spacious four-bedroom detached family home which, whilst well presented, does require general updating and offers scope for extension (subject to PP being obtained). This accommodation consists of reception hall with stairs to the first floor and downstairs cloakroom, a bright sitting room opens into the dining room which is adjacent to the good size kitchen which has a utility room adjoining. There is a third reception room to the front of the property, ideal for a study or playroom. On the first floor the master bedroom has built in wardrobe and an en-suite bathroom, three further bedrooms (2 with built in cupboards) and family bathroom. The gardens are a particular feature of the property, laid principally to lawn with an abundance of mature shrubs and bushes and backing on to woodland with direct, secure gated access. There is a double garage to the side with ample off-street parking. No onward chain, viewing recommended.

**Price... £700,000**

*Freehold*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92+)			
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
		71	83
England & Wales		EU Directive 2002/91/EC	
www.epcau.com			



## LOCATION

Situated in a select cul-de-sac in a sought-after location behind 'The Rye' yet just a short walk to Town and Mainline Train Station with regular fast service to London Marylebone and Birmingham. High Wycombe is a bustling market town with its Old Town with local shops and regular markets and the modern Eden Centre with popular fashion outlets, cafes, restaurants, cinema and bowling complex. High Wycombe boasts numerous excellent schools for all ages including The Royal Grammar School and John Hampden for boys and Wycombe High School for girls. The M40 is just a short drive away with access to London and The North.

## DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road passing over the first mini-roundabout and take the next turning on the right into Bassetsbury Lane. Proceed along the road and round the bend to take the next turning on the right into Keep Hill Road. Take the first left into Lime Avenue and first right into Keep Hill Drive. Continue to the top of the road where Lowdon Close can be found, and the property can be found on the right hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

C

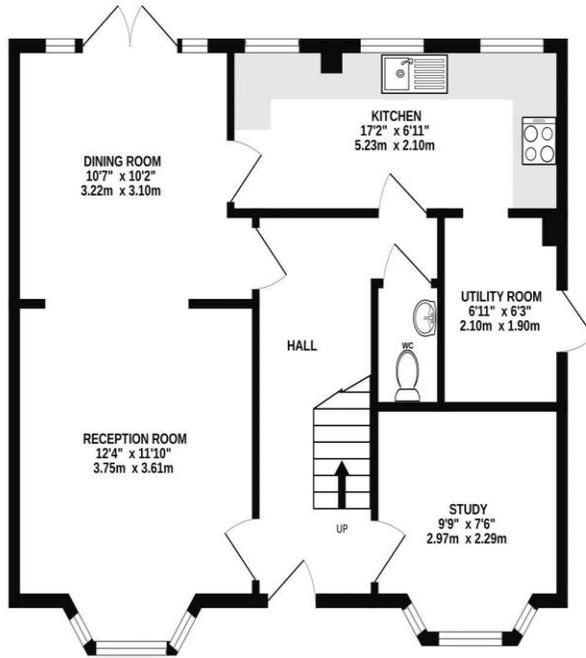
### MORTGAGE

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

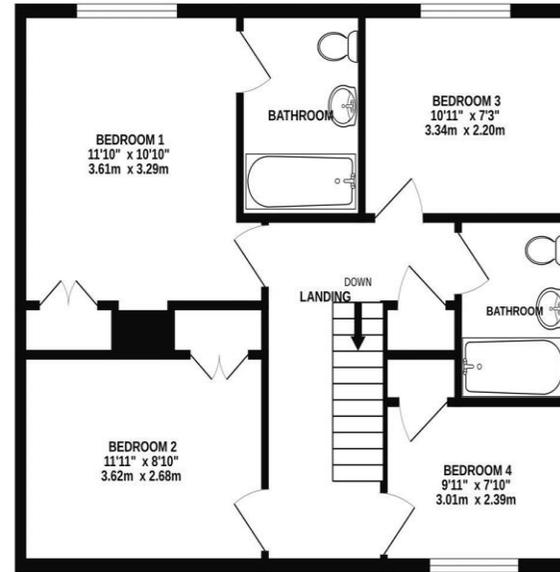
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



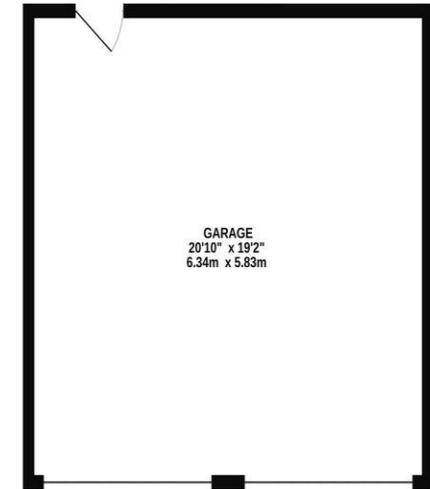
GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



GARAGE  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1669sq.ft. (155.1 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.

Made with Metropix ©2024

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
wycombe@wyeres.co.uk  
wyeres.co.uk

The **wye** Partnership