



Milton Place, High Wycombe, Buckinghamshire, HP13 7DN

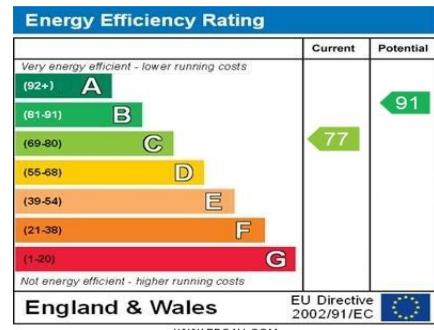
Three-bedroom end of terrace house in a popular small modern development close to local schooling and amenities

Storm Porch | Entrance Hall | Kitchen | Cloakroom | Sitting Room | Conservatory | Three Bedrooms | Family Bathroom | Rear Garden | Allocated Parking Space | Gas Central Heating | Double Glazing |

A modern three-bedroom end terrace property situated within a small cul-de-sac development overlooking a green to the front and within a stones throw of a recreational park and Totteridge Common. The property is within easy walking distance of popular schooling including the Royal Grammar school for boys and local amenities. Offering excellent value for money, the property benefits from a quiet 'tucked' away setting on the development which is well laid out surrounding a green. With a generous living room, conservatory, modern fitted kitchen and bathroom the property would make an ideal first or investment purchase.

Price... £370,000

Freehold



LOCATION

Situated 1.5 miles north of High Wycombe town centre and railway station with 30-minute trains to London Marylebone as well as direct links to Oxford and Birmingham. The town offers extensive shopping and leisure facilities. The property is within level walking distance of local conveniences and desirable schooling including the Royal Grammar school for boys. A regular bus service operates into the town centre. Totteridge Common and 'Kingswood' provide many woodland walks. Junctions 3 & 4 are around a 10-minute drive

DIRECTIONS

From our office in Crendon Street ascend the A404 Amersham Hill continuing through two sets of traffic lights and continue straight over the first mini-roundabout and turn right at the second into Totteridge Lane. Turn immediately right and then left into Milton Place. Number 46 can be found at the back of this small development on the right.

ADDITIONAL INFORMATION

There is an Estate Management Charge which is approximately £200 per half year.

COUNCIL TAX

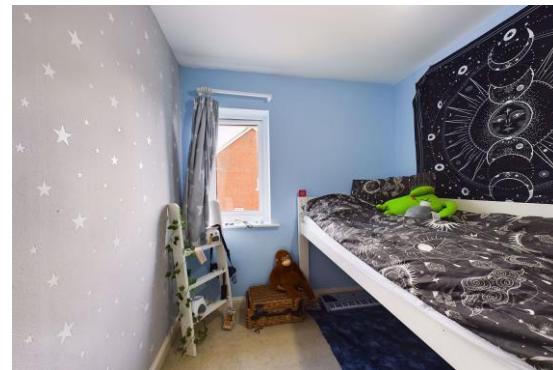
Band C

EPC RATING

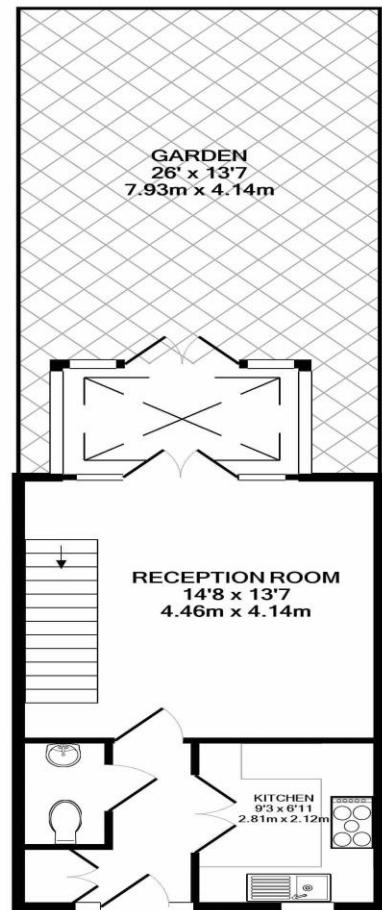
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MORTGAGE

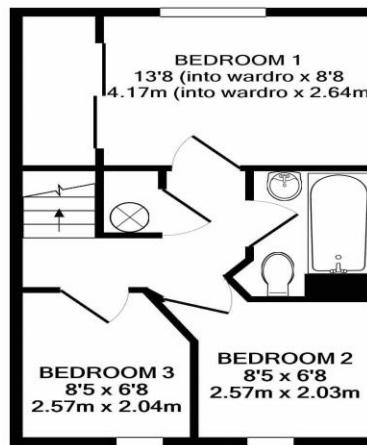
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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



1ST FLOOR



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

The **Wye** Partnership

TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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