



The Brackens, High Wycombe, Buckinghamshire, HP11 1EB

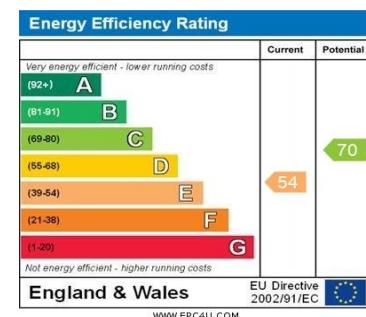
Available with no onward chain an extended and well-presented family home in a quiet, sought-after location.

| Well Presented Detached Family Home | Sought-After Location | Entrance Hall | Living Room | Stunning Open Plan Kitchen/Dining Room | Cloakroom | Ground Floor Bedroom | Landing | Three First Floor Bedrooms | Study | Family Bathroom With Bath And Shower | Gas Central Heating Heating | Double Glazing | Garage Plus Driveway Parking | Gardens | No Onward Chain

An extended detached split-level family home offered for sale in good decorative order. The property is situated within a quiet and sought-after location that overlooks a protected green to the front and is within a stone's throw of 'The Rye' parkland and easy walking distance of the town centre and train station. The accommodation is versatile comprising of a hallway, living room with contemporary fireplace, a stunning L shape kitchen/dining room with double doors opening onto a decked terrace, ground floor bedroom and cloakroom. First floor landing, three further bedrooms, study and bathroom suite with separate shower. The property has double glazing and gas central heating to radiators. There is parking and a garage, with lawn to the front and rear gardens.

Price... £625,000

Freehold



LOCATION

Situated in a highly desirable location overlooking a green to the front and within a stone's throw of The Rye Parkland with outdoor pool and gymnasium as well as acres of open space. The town centre offers a wide variety of shopping facilities as well as having a mainline railway station with 25-minute trains to London Marylebone as well as direct access to Oxford and Birmingham. The town centre is an easy walk and provides extensive shopping facilities and High Wycombe Retail Park is a short distance as is access to the M40 motorway at junctions 3 & 4.

DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road and over the first mini roundabout. Take the next turning on the right into Bassettbury Lane and continue along to take the first right again into Keep Hill Road. Continue on this road which becomes Warren Wood Drive and then take the first turning on the left into The Brackens. Continue around the green where the property will be found a short way along on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

E

MORTGAGE

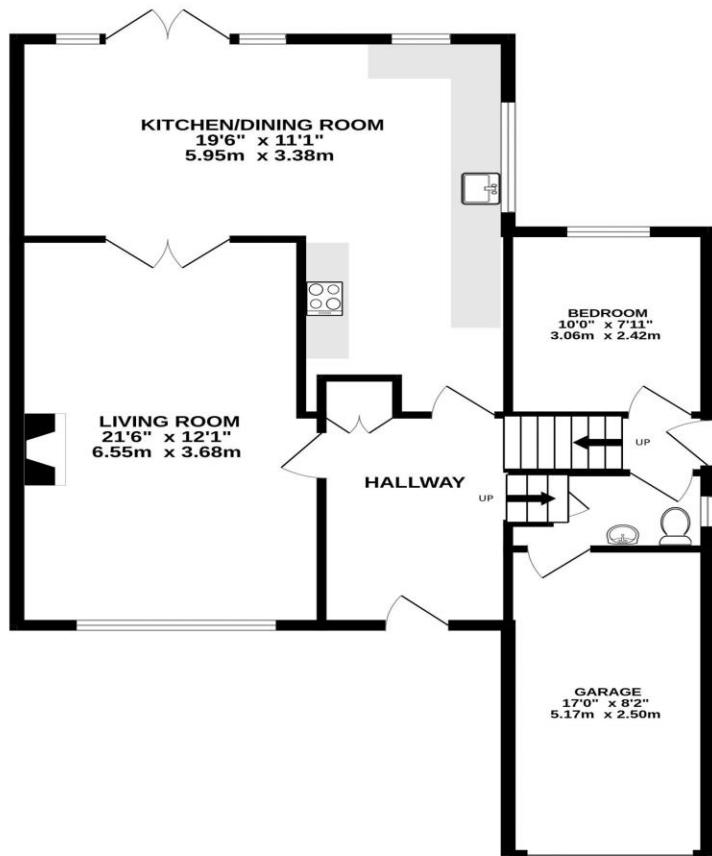
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



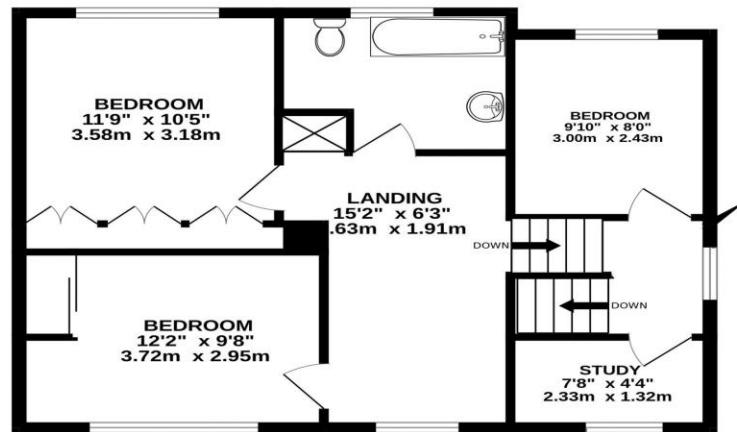
Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1507sq.ft. (140.0 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.

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The **wye** Partnership