

**Rye
View**
H O M E S





New Road
High Wycombe, Buckinghamshire
HP12 4RG

Freehold
Guide Price £525,000

- Five Bedrooms
- Detached House
- Three Reception Rooms
- Modern Fitted Kitchen
- Driveway Parking

- Rear Garden
- UPVC Double Glazing
- Gas Central Heating
- Ideal Buy to Let Investment
- No Onward Chain

RyeView Homes are pleased to present to the market this extended five-bedroom, two-bathroom detached house, located in the Cressex area of High Wycombe.

The accommodation comprises; entrance hall, three reception rooms, modern fitted kitchen, two contemporary ground floor shower rooms, five bedrooms and a modern shower room on the first floor. The property further benefits from; UPVC double glazing, gas central heating, large private rear garden which has scope to be part of back land development and driveway parking for at least four cars.

The property is located within walking distance to local amenities and a short drive of junction 4 of the M40.

The property may also be suitable for redevelopment into 3 units depending on planning permission.

Tenure

Advised by vendor - Freehold

Council Tax Band

D

Viewing

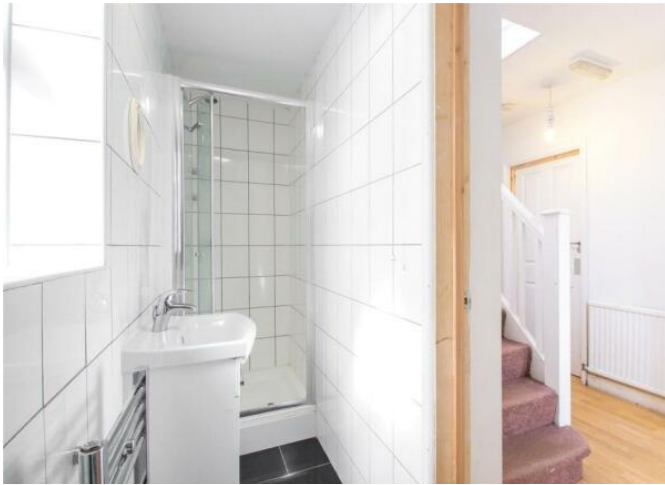
Strictly by appointment only

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

New Road, High Wycombe, Buckinghamshire, HP12 4RG



NEW ROAD, HIGH WYCOMBE HP12
 TOTAL APPROX. FLOOR AREA 1540 SQ.FT. (143.1 SQ.M.)
 (We do not warrant that the information contained in this plan is accurate or complete. It is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a basis for any financial or other decision. The services, systems and equipment shown have not been checked and no guarantee is given as to their availability or efficiency over time.
 Drawn with AutoCAD 2017



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NOTE: These particulars are intended only as guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

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