

FREEHOLD



445 LONDON ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11  
1EL

**Rye  
View**  
HOMES

445 LONDON ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP11 1

IEL  
House - Terraced



Guide Price  
£335,000

\*\*\* Price Between £335,000 and £355,000 \*\*\*

RyeView Homes are pleased to present to the Sales Market this spacious three bedroom terraced house located in the East of High Wycombe, in a popular location, close to the town centre and railway station.

This spacious three bedroom terraced house offers access to both junctions 3 and 4 to the M40 and is a 30 minute walk away from High Wycombe railway station and the town centre.

The property comprises in brief: entrance hall, two spacious reception rooms, three bedrooms, fitted kitchen, utility room, family bathroom.

The property further benefits from: gas central heating, UPVC double glazing, enclosed rear garden and driveway parking.

Ideal first-time purchase or buy to let investment.

The accommodation in further detail comprises:

Entrance hall  
Providing access to the first reception room and stairs leading to first floor.

Reception One  
Bright and spacious reception room featuring a chimney, bay windows, wooden flooring, and a door leading to the second reception room.

Reception Two  
Cosy reception room featuring fireplace and laminate flooring.

Kitchen  
Fitted kitchen featuring a range of base level units, integrated over and hob, with tiled flooring and tiles to splashback.

FEATURES

- Three Bedrooms
- Lounge & Dining Room
- UPVC Double Glazing
- Enclosed Rear Garden
- Access to M40

- Mid Terrace House
- Gas Central Heating
- Driveway Parking
- Close to Train Station
- No Onward Chain

splashback.

Master Bedroom  
Good size master bedroom with carpeted flooring and door leading to single bedroom.

Single Bedroom  
Cosy single bedroom featuring carpeted flooring and window overseeing private garden.

Double Bedroom  
Good size double bedroom with carpeted flooring, with window facing the main road.

Family Bathroom  
Good size three piece suite bathroom, including panel enclosed bath with shower over, tiled flooring and part-tiled walls.

Tenure  
Freehold

Council Tax Band  
D

Viewing  
Strictly by appointment only

NOTE: These particulars are intended only as a guide to prospective Tenants 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 Tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

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Tenure  
Advised by vendor - Freehold

RYEVIEW HOMES | 7 CRENDON STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LE





Call us on

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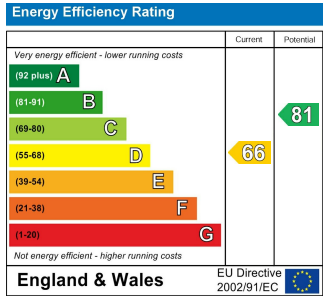
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Council Tax Band

D



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

