

FREEHOLD

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



**Rye
View**
HOMES

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:

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

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.

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 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



Call us on

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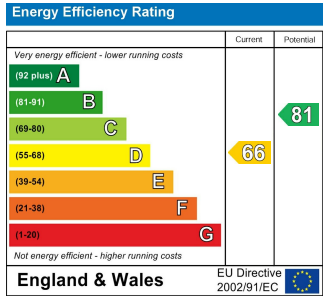
RYEVIEW HOMES | 7 CRENDON STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LE

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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.

