

FREEHOLD



17 CHILTERN AVENUE, HIGH WYCOMBE, HP12 3UR

Guide Price

£410,000

FEATURES

- Semi-Detached House
- Two Receptions
- Private Rear Garden
- Garage
- Three Bedrooms
- Family Bathroom
- Private Driveway Parking
- Gas Central Heating



**Rye
View**
HOMES

3 Bedroom Semi Detached House - Located in High Wycombe

RyeView Homes are pleased to present to the market this well-presented three-bedroom semi-detached house, located to the West of High Wycombe and within close proximity to Junction 4 of the M40 and two of the town's most highly regarded grammar schools, Wycombe High and John Hampden.

The property comprises of entrance lobby, spacious living room, second reception room with french doors, kitchen/breakfast room, three bedrooms, loft room and a modern family bathroom. The property further benefits a large rear garden, private driveway and gas central heating.

The accommodation in further detail comprises (all dimensions being approximate only):

Lounge

8'7" x 12'1" (2.65m x 3.68m)

Carpet flooring, light rose, radiators

Dining Room

9'8" x 11'6" (2.98m x 3.53m)

Carpet flooring, lights, radiators

Kitchen

12'11" x 9'1" (3.69m x 2.77m)

Tiled to all water sensitive area, provision for appliances

Ground Floor Bedroom

12'1" x 10 (3.65m x 3.04m)

Carpet flooring, light Rose, radiators

Double Bedroom Front Facing

14'2" x 9'9" (4.32m x 3.01m)

Carpet flooring, spot lights, radiators

Bedroom Rear Facing

8'9" x 8'5" (2.71m x 2.59m)

Wooden flooring, spot lights, radiators, bay windows

Bathroom

6'1" x 5'8" (1.85m x 1.76m)

Lino flooring, spot lights, radiators, tiled to all water sensitive areas

Outside:

Private rear garden, Garage

Tenure

Advised by vendor - Freehold

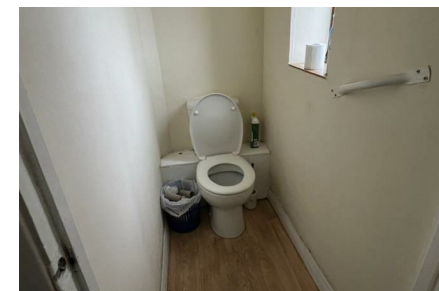
Council Tax Band

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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.



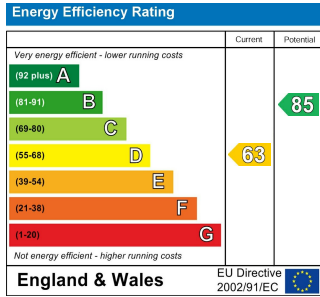
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

