



FREEHOLD

124 WALTON DRIVE, HIGH WYCOMBE, HP13 6TY

Offers In The Region Of
£385,000

FEATURES

- Three Bedrooms
- Downstairs Bathroom
- Kitchen
- Driveway Parking
- Family Bathroom
- Open Plan Lounge
- Extended Conservatory
- Rear Garden



3 Bedroom Semi Detached House - Located in High Wycombe

RyeView Homes are pleased to present to the market this three-bedroom semi-detached house, situated on a quiet road in the popular north-east of High Wycombe town centre. The property is conveniently located within easy reach of amenities, and High Wycombe town centre, and is particularly close to the prestigious Royal Grammar School.

The property comprises a entrance hall, open-plan lounge/diner, kitchen, extended conservatory, three bedrooms, downstairs shower room, and a family bathroom. The property further benefits from a driveway with parking for several vehicles, garage, and a rear garden.

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

Porch

Double-glazed front entrance door, double-glazed window to the side.

Shower Room

5'8" x 3' (1.73m x 0.91m)

Suite comprising shower, WC and wash hand basin, double-glazed window to the side.

Hallway

20'6" x 6'8" (6.25m x 2.03m)

Stairs rising to first floor landing, doors to kitchen and lounge/diner.

Lounge/Diner

25'2" x 11'7" (7.67m x 3.53m)

Open-plan lounge/diner, radiators, double-glazed windows to front and rear.

Kitchen

10'6" x 7'10" (3.20m x 2.39m)

Fitted with a range of wall and base units complemented by work surfaces with inset stainless steel sink/drainers, part-tiled walls, space for cooker and fridge/freezer, wall-mounted boiler,

double-glazed window to the side, door to conservatory.

Conservatory

9'5" x 16'8" (2.87m x 5.08m)

Radiator, doors opening onto rear garden.

Bedroom One

12'5" x 12'6" (3.78m x 3.81m)

Built-in wardrobe, radiator, double-glazed window to the rear.

Bedroom Two

9'5" x 11'1" (2.87m x 3.38m)

Radiator, double-glazed window to the front.

Bedroom Three

9'0" x 7'8" (2.74m x 2.34m)

Radiator, double-glazed window to the front.

Family Bathroom

8'3" x 7'1" (2.51m x 2.16m)

Suite comprising shower, WC and wash hand basin, double-glazed window to the rear.

Outside

Gravel driveway providing space for several vehicles, small area of lawn, steps to front entrance door.

Garage

Rear Garden – Panel fencing to the side, lawn area.

Tenure

Advised by vendor – Freehold

Council Tax Band

C

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.



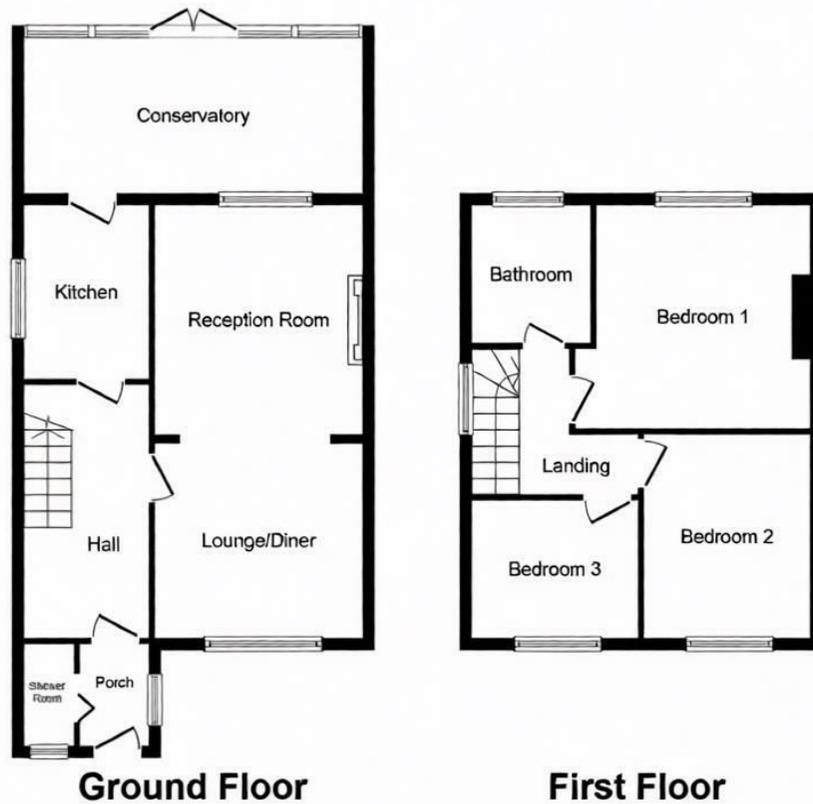
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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

**Rye
View**
H O M E S