

FREEHOLD



1, ROWLIFF ROAD,
HIGH WYCOMBE,
BUCKINGHAMSHIRE,
HP12 3LD

Guide Price

£375,000

FEATURES

- Detached House
- Three Bedroom
- Bathroom
- Kitchen
- Living Room
- Rear Enclosed Garden
- Private Driveway Parking



**Rye
View**
HOMES

Three Bedroom House located in High Wycombe

RyeView Homes are pleased to present to the market this well-proportioned three bedroom detached house located in Castlefield.

The property comprises entrance hallway, living/dining room, kitchen, three bedrooms and family bathroom. The property further benefits a rear enclosed garden, driveway parking, garage, double glazing and gas central heating.

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

Entrance Hallway

Stairs rising to first floor and doors to, kitchen and living room.

Kitchen

8'11" x 8'0" (2.71m x 2.43)

A single aspect room with windows to the side and door at the rear for access to the garden. The kitchen itself is fitted in a range of wall and base level units comprising cupboards and drawers with work surfaces over, bowl sink unit with mixer tap, tiled to water sensitive areas, washing machine and integrated four ring gas hob with oven under and extractor hood over.

Living Room

11'4" x 25'1" (3.45m x 7.64m)

Double-glazed windows to front and rear aspect, carpet, radiator.

FIRST FLOOR

Landing

Doors leading to all bedrooms and family bathroom.

Bedroom One

7'16" x 9'1" (2.54m x 2.76m)

Double-glazed windows to rear aspect, radiator and carpet.

Bedroom Two

13'4" x 9'11" (4.06m x 3.02m)

Double-glazed window to front aspect, radiator and carpet.

Bedroom Three

11'5" x 8'1" (3.47m x 2.46m)

Single aspect room with window to the side, radiator and carpet.

Bathroom

5'7" x 5'7" (1.70m x 1.70m)

Three-piece white suite comprising panel enclosed bath, WC, wash basin, window to side aspect.

OUTSIDE

Driveway Parking

Spacious front driveway parking.

Rear Garden

Rear garden is accessed from the back of the property.
It is spacious and fully laid to patio, with a shed at the front.

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.



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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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