

FREEHOLD



SUFFIELD ROAD, HIGH WYCOMBE, HP11 2JL

Guide Price

£450,000

FEATURES

- Semi-Detached House
- Three spacious bedrooms
- Two Reception Rooms
- Downstairs Bathroom
- Upstairs Shower Room
- Close to Grammar Schools
- Prime Town Centre Location
- Versatile Family Room



**Rye
View**
HOMES

3 Bedroom House located in High Wycombe

Built in the 1930s, this delightful semi-detached home offers an abundance of character, versatile living accommodation and a charming feel that is rarely found in modern properties. Combining attractive period features with practical family living, the property offers well-balanced accommodation arranged over two floors.

Ideally situated on the sought-after Suffield Road, the property is within easy walking distance of High Wycombe town centre, the railway station, Bucks New University, High Wycombe Hospital and all three Grammar Schools, making it an excellent choice for families and commuters alike. Residents can also enjoy nearby access to The Rye, while High Wycombe station provides fast services to London Marylebone and Junction 4 of the M40 is just a short drive away.

Entrance Hall

1.12m x 1.34m (3'8" x 4'5")

With stairs rising to the first floor.

Living Room

3.79m x 4.38m (12'5" x 14'4")

A bay-fronted reception room with an open fireplace.

Kitchen

3.46m x 3.07m (11'4" x 10'0")

Fitted with a range of units and providing access to the rear garden.

Bathroom

1.80m x 2.15m (5'11" x 7'0")

Fitted with a bath, wash hand basin and WC.

Utility Room

5.01m x 1.11m (16'5" x 3'7")

Providing additional storage and appliance space.

Family Room

3.43m x 2.53m (11'3" x 8'3")

A versatile reception room with a variety of potential uses.

Landing

3.15m x 1.85m (10'4" x 6'1")

Providing access to all first-floor rooms.

Bedroom One

4.36m x 3.43m (14'3" x 11'3")

A spacious double bedroom with a bay window.

Bedroom Two

3.54m x 3.00m (11'7" x 9'10")

A well-proportioned double bedroom.

Bedroom Three

2.52m x 2.35m (8'3" x 7'8")

A versatile bedroom suitable as a nursery, study or home office.

Shower Room

1.28m x 1.83m (4'2" x 6'0")

Fitted with a shower enclosure, wash hand basin and WC.

Additional Information

Council Tax Band: C

Energy Performance Certificate: D

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.





Ground Floor



Floor 1

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(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