

FREEHOLD



DEEDS GROVE, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP12 3PB

Guide Price

£450,000

FEATURES

- Popular residential location
- Convenient for Junction 4 of the M40
- Three-bedroom semi-detached house
- Enclosed rear garden
- Local amenities and schools
- Easy access to High Wycombe town centre
- Off-street parking to the rear
- Double glazing
- Access to the surrounding Chilterns countryside
- Spacious sitting/dining room



**Rye
View**
HOMES

3 Bedroom House located in High Wycombe

The property offers well-proportioned accommodation arranged over two floors and would make an ideal family home or investment opportunity. The ground floor benefits from a spacious sitting/dining room, separate kitchen and entrance hall, while the first floor provides three bedrooms and a family bathroom.

Further benefits include gas central heating and double glazing, together with an enclosed rear garden and off-street parking to the rear via a service road.

The property is well positioned for access to High Wycombe town centre, which offers a wide range of shops, restaurants, cafés, leisure facilities and everyday amenities. There are also a number of local schools and community facilities within the surrounding area.

For commuters, the property is conveniently located for access to the M40 at Junction 4, providing links towards London, Oxford and Birmingham. High Wycombe railway station also provides regular rail services towards London Marylebone, making the area particularly attractive to those commuting into the capital.

The surrounding Chilterns countryside provides a variety of opportunities for walking, cycling and outdoor recreation, while the property's position offers a good balance between access to local amenities and nearby green spaces.

The property offers approximately 838 sq ft (77.9 sq m) of gross internal accommodation.

Accommodation Ground Floor

Entrance Hall – With stairs rising to the first floor.

Kitchen – 2.73m x 2.43m (8'11" x 8'0")

Sitting/Dining Room – 7.29m x 3.34m (23'11" x 10'11") – Spacious reception room with ample space for seating and dining.

First Floor

Landing – Giving access to all bedrooms and bathroom.

Bedroom 1 – 3.80m x 3.03m (12'6" x 9'11")

Bedroom 2 – 3.36m x 2.84m (11'0" x 9'4")

Bedroom 3 – 2.72m x 2.24m (8'11" x 7'4")

Family Bathroom

Outside

Rear Garden – Enclosed garden offering a private outdoor space.

Parking – Off-street parking to the rear

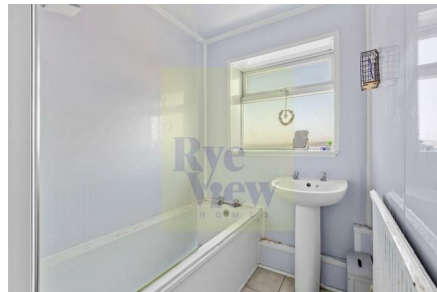
Tenure

Advised by vendor - Freehold

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.



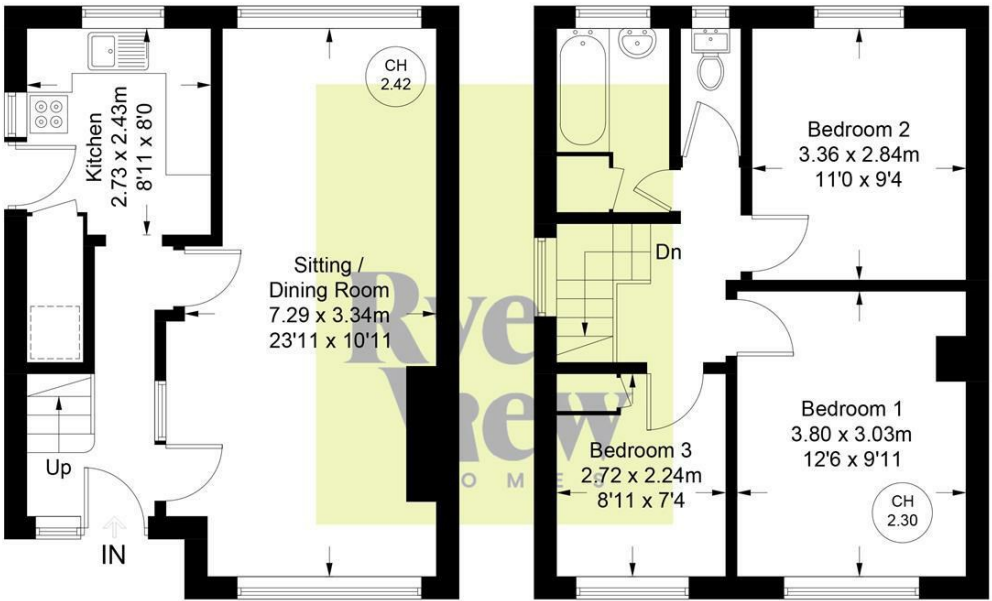
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Deeds Grove, HP12 3PB

Approximate Gross Internal Area
Ground Floor = 38.1 sq m / 410 sq ft
First Floor = 39.8 sq m / 428 sq ft
Total = 77.9 sq m / 838 sq ft



 = Reduced headroom below 1.5m / 5'0
 = Ceiling Height



Ground Floor

First Floor

Floor Plan produced for Rye View Homes by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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