

FREEHOLD



RUPERT AVENUE, HIGH WYCOMBE, HP12 3NF

Guide Price

£660,000

FEATURES

- Five-bedrooms
- Approximately 1,703 sqft/158.2sqm
- Convenient location for High Wycombe town centre
- Arranged over three floors
- Spacious sitting/dining room
- Semi-detached family home
- Generous rear garden
- Two bathrooms
- Storage shed
- Excellent transport links including M40 and railway station



**Rye
View**
HOMES

5 Bedroom House - Semi-Detached located in High Wycombe

Offering approximately 1,703 sq ft (158.2 sq m) of accommodation arranged over three floors, this substantial property provides excellent living space and flexibility, making it well suited to modern family life.

Upon entering the property, you are welcomed into a spacious entrance area providing access to the principal living accommodation. The ground floor features an impressive sitting/dining room measuring approximately 23'4" x 13'5", offering an excellent space for both relaxing and entertaining. The room benefits from a bay window to the front, allowing plenty of natural light into the space.

The property also benefits from a well-appointed kitchen/breakfast room measuring approximately 19'7" x 8'1", providing a practical and sociable area for everyday family life. A further family room offers additional flexible living space, while a downstairs cloakroom adds convenience.

The first floor provides four bedrooms, including a particularly spacious principal bedroom measuring approximately 20'7" x 11'2". A family bathroom serves the bedrooms on this floor. The second floor provides a further sizeable fifth bedroom, together with additional bathroom facilities, offering excellent flexibility for guests, older children or those requiring a dedicated home-working space.

Externally, the property benefits from a rear garden providing a pleasant outdoor space for relaxing, entertaining and family activities. A storage shed provides useful additional storage.

Room Measurements:

Ground Floor

Sitting/Dining Room: 7.10m x 4.08m (23'4" x 13'5")
Kitchen/Breakfast Room: 5.98m x 2.47m (19'7" x 8'1")

Family Room: 3.34m x 3.32m (10'11" x 10'11")

First Floor

Bedroom 1: 6.28m x 3.40m (20'7" x 11'2")
Bedroom 2: 4.08m x 3.82m (13'5" x 12'6")
Bedroom 4: 3.36m x 2.56m (11'0" x 8'5")
Bedroom 5: 2.16m x 1.82m (7'1" x 6'0")

Second Floor

Bedroom 3: 5.41m x 4.13m (17'9" x 13'7")

Approximate Gross Internal Area: 158.2 sq m / 1,703 sq ft

Tenure

Advised by vendor - Freehold

Viewing

Strictly by appointment only.

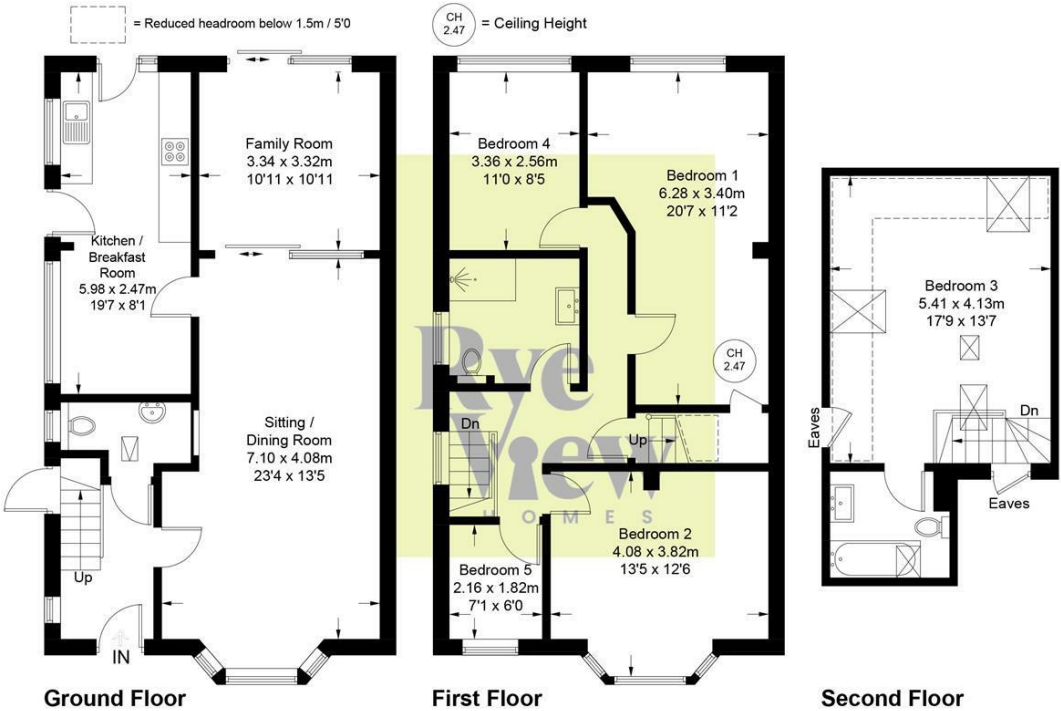
NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy 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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Rupert Avenue, HP12 3NF

Approximate Gross Internal Area
Ground Floor = 65.7 sq m / 707 sq ft
First Floor = 65.3 sq m / 703 sq ft
Second Floor = 27.2 sq m / 293 sq ft
Total = 158.2 sq m / 1703 sq ft



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
England & Wales	EU Directive 2002/91/EC	

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