



19 Newmer Road, High Wycombe, Buckinghamshire, HP12 4QN - £425,000

A considerably improved, two bedroom, detached bungalow with level gardens in a popular location.

| Short Walk of Booker Common | Detached Bungalow | Entrance Porch | Hallway | Living/Dining Room | Modern Kitchen | Two Double Bedrooms | Refitted Shower Room | Double Glazing | Gas Radiator Heating | Driveway Parking | Well Kept Level Gardens | Convenient To Local Amenities |

We are delighted to offer for sale this beautifully presented, detached bungalow, situated in a quiet location close to Booker Common and junction 4 of the 40. The property has been carefully improved by the current owner and benefits from level gardens. With accommodation comprising; entrance porch, hallway, a good size living/dining room with an attractive brick built fireplace and patio doors opening to the rear garden. There are two double bedrooms with built in wardrobes to the master bedroom. A modern kitchen with integrated appliances with door to a side lobby gives access the front and rear garden. A refitted shower room with white suite and matching fittings. To the outside, a gated driveway to the front provides off road parking with a well kept rear garden with a full width patio extending to lawn and flower beds.

Price... £425,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		
(81-90)	C		
(69-80)	D	68	75
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC
www.epc.org.uk



LOCATION

Situated in a sought after road close to Booker Common and ideally situated for local amenities including the Handy Cross Hub, Cinema Complex and Major Supermarkets. High Wycombe Town Centre is just a short drive away with it's Mainline Train Station, with regular fast service to London Marylebone, Bus Station and Eden Shopping complex. Junc 4, M40 is just a short drive providing access to London, Oxford and Birmingham. The charming Town of Marlow is also just a short drive with it's range of high street shops, restaurants, bars and River Thames.



DIRECTIONS

From the multi-roundabout system in High Wycombe ascend A404 Marlow Hill and pass through three sets of traffic lights and continue to the roundabout at J4 of the M40. Once on the roundabout take the fifth exit into John Hall Way and continue over the next two roundabouts. Turn left at the third roundabout into Cressex Road and proceed along Cressex Road and take the fourth turning on the right into Gibson Road. Take the left turning into Newmer Road where the property can be found on the right hand side.



ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

D

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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