



20 Wheelers Park, High Wycombe, Buckinghamshire, HP13 6GH - £340,000

Modern end of terrace home in popular and convenient location for town & station.

| Modern End of Terrace Home in Popular & Convenient Location | Easy Access to Train Station and Town Centre | Entrance Hall | Cloakroom | Lounge with Doors to Garden | Modern Refitted Kitchen | Landing | Two Double Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Landscaped, Maintenance Free Garden with Summerhouse and Garden Shed | Two Parking Spaces to the Front | Viewing Recommended |

Situated in a small, popular development in a convenient location within easy access of the train station and town centre, this end of terrace property has been improved and is now presented in good decorative order. The lounge has doors opening onto the landscaped, maintenance free garden with large patio terrace, the kitchen has been refitted and there is a modern ground floor cloakroom with WC. On the first floor there are two double bedrooms and a modern bathroom. The property has gas central heating which is complimented by double glazed windows and there are two parking spaces to the front. Viewing is recommended.

Price... £340,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	83
(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	
WWW.EPC4U.COM			



LOCATION

Located in a popular residential road just a stones throw from High Wycombe Town Centre and mainline train station with regular fast service to London and Birmingham. Just a short walk to town with its numerous amenities including restaurants, bars, local shops and the Eden shopping centre. The beautiful Rye Park is close by and has many attractions including Lido, playgrounds and riverside cafe with boats for hire. Junction 3 & 4 for the M40 Motorway is just a short drive with access to London and the North.

DIRECTIONS

From our office in Crendon Street, ascend the hill and turn right just after the railway station into Totteridge Road. Continue for approximately a quarter of a mile, pass round the left-hand bend and just as the road starts to descend, turn right into Wheelers Park. The property will be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

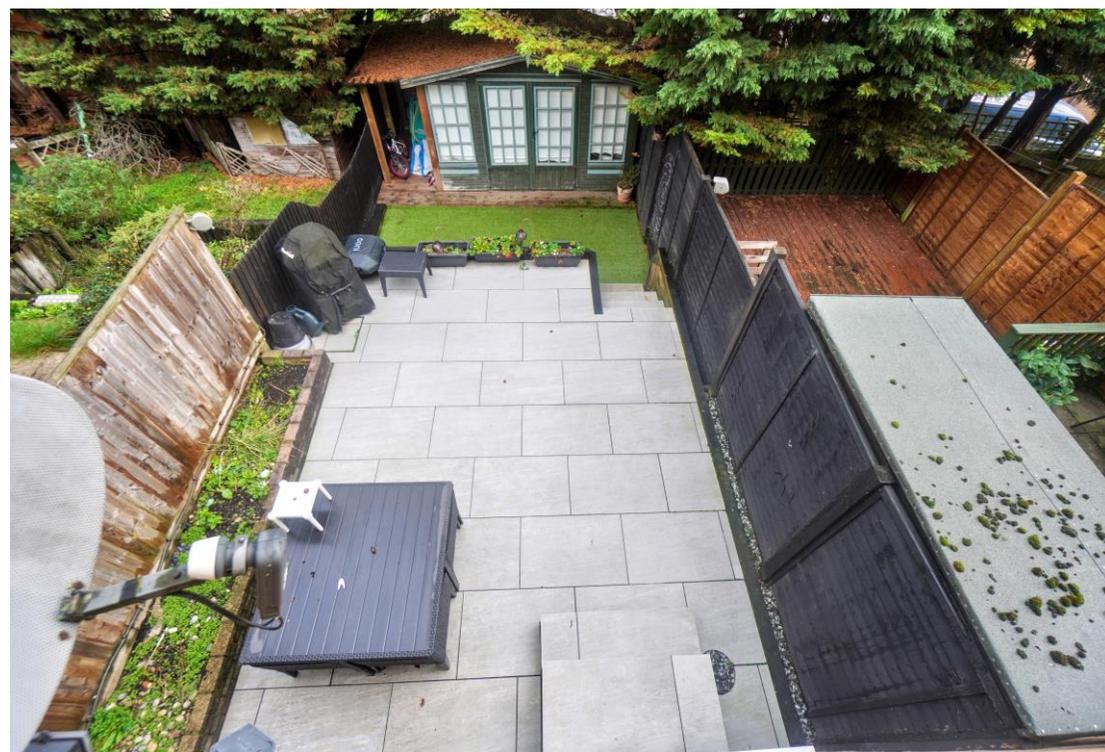
Band D

EPC RATING

C

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.

20 WHEELERS PARK, HIGH WYCOMBE, HP13 6GH
APPROX. GROSS INTERNAL FLOOR AREA 64 SQ M / 688 SQ FT (INCLUDING OUTBUILDING)
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

GROUND FLOOR GROSS INTERNAL FLOOR AREA 28 SQ M / 301 SQ FT
 FIRST FLOOR GROSS INTERNAL FLOOR AREA 28 SQ M / 301 SQ FT
 OUTBUILDING GROSS INTERNAL FLOOR AREA 8 SQ M / 86 SQ FT

