



17 St. Hughs Avenue, High Wycombe, Buckinghamshire, HP13 7UD - £409,950

A well-presented three-bedroom semi-detached property on the popular east side of High Wycombe.

| Semi-Detached Home | East of High Wycombe | Walking Distance of Retail Park and Amenities | Large Entrance Porch | Entrance Hall | Lounge | Dining Room | Kitchen | Three Bedrooms | Bathroom & Separate WC | Double Glazing | Gas Radiator Heating | Driveway | Well Maintained Garden |

A well-presented, three-bedroom semi-detached property to the east of High Wycombe offering convenient access to M40 at J3 and town centre. Within walking distance of local amenities including Wycombe Retail Park the accommodation briefly comprises; good size entrance porch with space for a tumble dryer, entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom & separate WC. The property has double glazing, gas radiator heating, driveway parking for several vehicles, a well-maintained garden with large patio and brick-built storage sheds. Viewing highly recommended.

Price... £409,950

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	73
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LOCATION

Approximately 1.2 miles from High Wycombe centre with local shops and buses into the town pass close by. Approximately 30-minute walk to the train station and town centre offering 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. The town offers extensive shopping facilities, numerous restaurants and leisure facilities to include a cinema, theatre and bowling alley. Surrounding countryside is close by with the large 'Kingsmead' and 'Rye' parks about a 5-minute drive. Two M40 junctions are less than 10-minutes' drive.

DIRECTIONS

In an approach from High Wycombe centre, leave on the A40 London Road towards London. Pass over two roundabouts and at the second set of traffic lights turn left into Micklefield Road, continue along the road passing under the railway bridge and take the first left into St Hughes Avenue, the house can be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

MORTGAGE

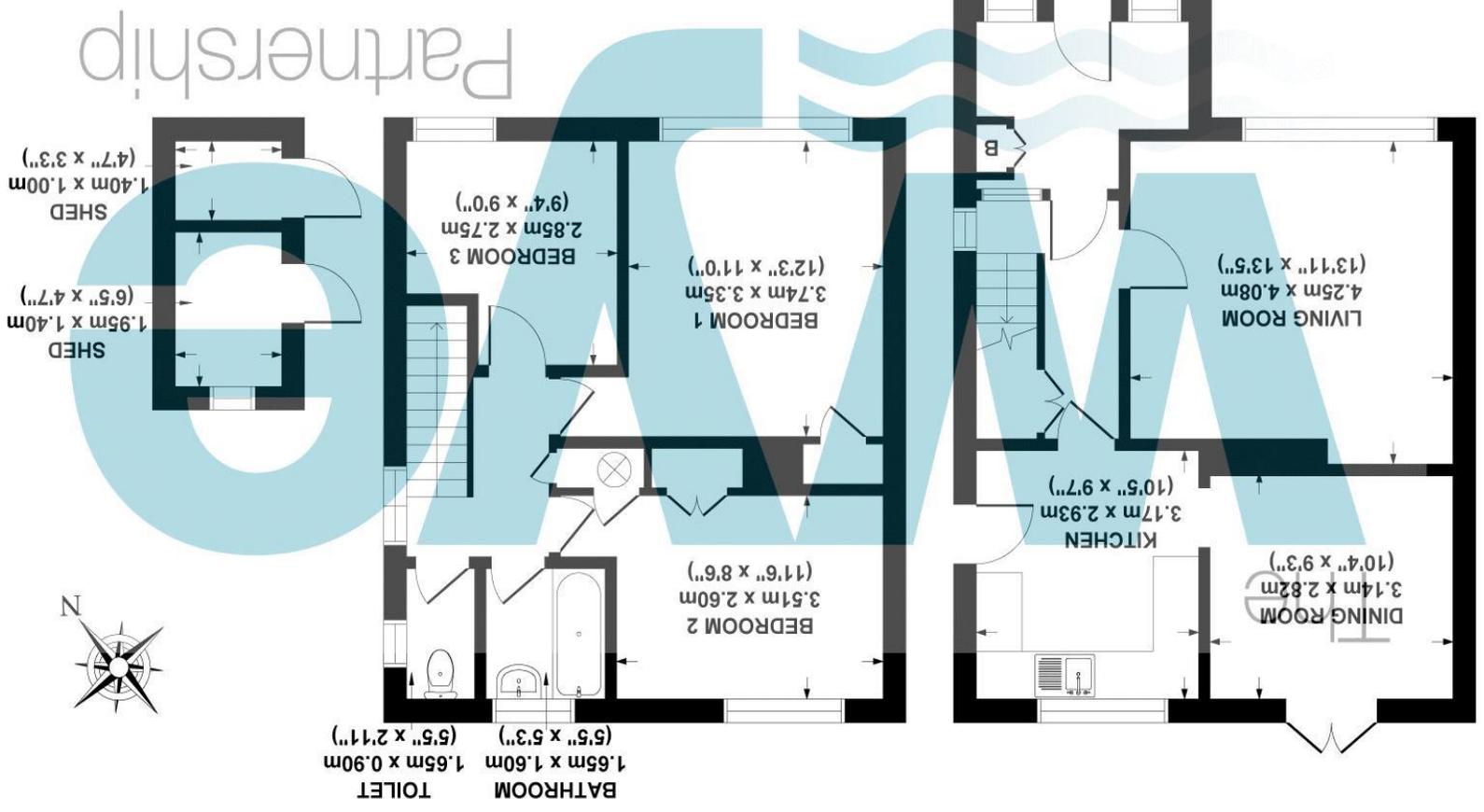
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



ST. HUGHES AVENUE, HIGH WYCOMBE, HP13 7UD
APPROX. GROSS INTERNAL FLOOR AREA 97 SQ M / 1046 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

GROUND FLOOR GROSS INTERNAL FLOOR AREA 49 SQ M / 522 SQ FT
FIRST FLOOR GROSS INTERNAL FLOOR AREA 44 SQ M / 477 SQ FT
OUTBUILDING GROSS INTERNAL FLOOR AREA 4 SQ M / 47 SQ FT



Partnership