



2 Quebec Road, High Wycombe, Buckinghamshire, HP13 7RU - £435,000

*A beautifully presented three-bedroom family home convenient to local and town centre amenities.*

| Attractive Bay Fronted Semi Detached House | Entrance Hall | Living Room | Open Plan Kitchen/Dining Room | Landing | Three Bedrooms | Family Bathroom With Separate WC | En-Suite Shower Room To Master Bedroom | Gas C/H | Double Glazing | Off Road Parking | Rear Garden | No Onward Chain

A bay fronted three-bedroom semi-detached house which has been subject to considerable improvement by the current owners. To the ground floor accommodation comprises; entrance hall, living room with hardwood floor and feature fireplace, a stunning open plan kitchen/dining room with integrated appliances, breakfast bar table and double doors opening to the rear garden. To the first-floor landing, master bedroom with en-suite shower room, two further bedrooms with fitted wardrobes to the second bedroom, family bathroom with separate WC. The property is double glazed and has a gas central heating system. To the outside there is a driveway to the front providing ample off-road parking with well-kept gardens to the rear which are laid to lawn with a patio and decked terracing. No onward chain.

**Price... £435,000**

*Freehold*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	73	79
EU Directive 2002/91/EC		
England & Wales		
www.epcau.com		

## LOCATION

Situated just under a mile from the town centre and station with local facilities providing for most day to day needs close by. The property is close to a bus route with regular service into the town centre which provides an extensive range of shopping and social facilities as well as a main line rail link to London. The M40 motorway is accessible at junction 3 (Wycombe East) or 4 (High Wycombe).

## DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road. Turn left at the second mini roundabout into Hatters Lane. Take the second left into Hillary Road and then the next left into Tenzing Drive. Turn right into Quebec Road where the property can be found on the right-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band C

### 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.*

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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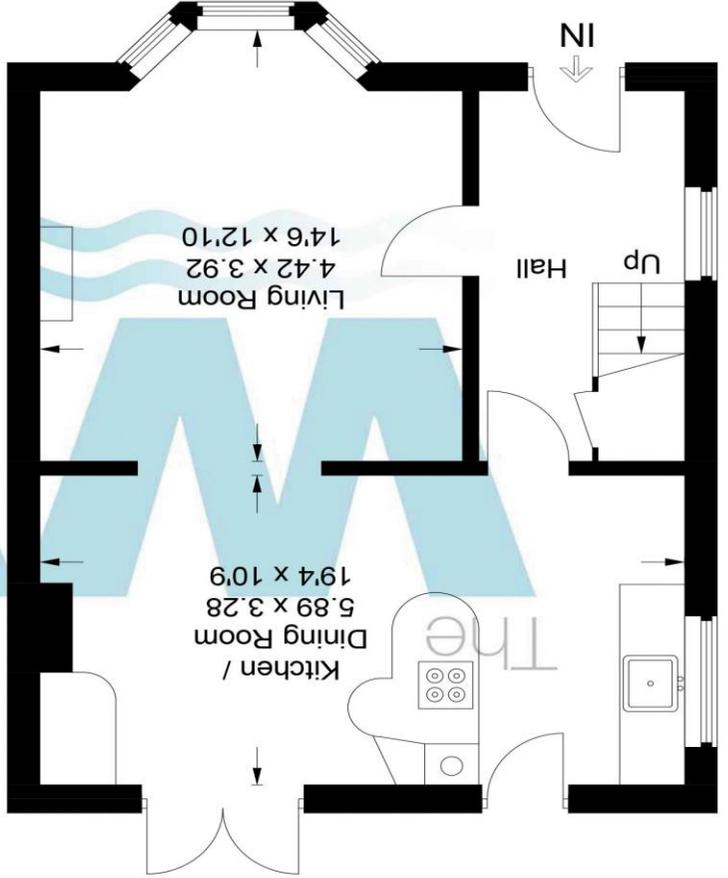
(Not Shown In Actual Location / Orientation)

## 2 Quebec Road

Approximate Gross Internal Area  
Ground Floor = 45.5 sq m / 490 sq ft  
First Floor = 45.1 sq m / 485 sq ft  
Shed = 4.4 sq m / 47 sq ft  
Total = 95.0 sq m / 1,022 sq ft



### Ground Floor



### First Floor

