

A teal banner at the bottom of the image containing the address and price of the property.

215 Rutland Avenue, High Wycombe, Buckinghamshire, HP12 3LN - £425,000

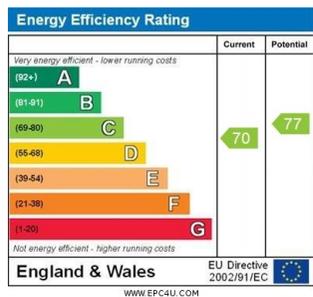
An extended and superbly presented semi detached home with good size gardens.

| An Extended and Superbly Presented Semi Detached Family Home Complimented by Good Size Gardens | Reception Hall | Lounge | Dining Room | Fitted Kitchen with Matching Large Utility Room | Downstairs Cloakroom | Landing | Three Bedrooms | Modern Bathroom | Gas Central Heating | Double Glazing | Hardstanding to the Front | Popular & Convenient Location | Viewing Recommended |

We are pleased to offer for sale this superbly presented, extended, semi detached home which is situated in a highly popular location. The property has two reception rooms and a fitted kitchen complimented by a large, fitted utility room with downstairs WC. There are three bedrooms on the first floor along with a modern fitted bathroom all of which benefits from double glazing and gas central heating. There is a good size rear garden, and the front garden is laid to hard standing. Viewing is strongly recommended.

Price... £425,000

Freehold



LOCATION

Located just under 2 miles from the town centre and on a regular bus route, the property has convenient access to the M40 motorway at J4 and the town centre with its mainline station offering 30-minute trains to London as well as direct links to Oxford and Birmingham. Within easy reach of all local amenities as well as supermarkets, retail outlets and a large selection of restaurants and hospitality facilities. There are local schools nearby and High Wycombe offers extensive parkland and woodland.

DIRECTIONS

From High Wycombe town centre proceed along the A40 West Wycombe Road, shortly before the second set of traffic lights turn left into Mill End Road, continue to the two mini-roundabouts and continue over to ascend New Road. Take the second turning on the left into Rutland Avenue, pass over the first mini roundabout where the property can be found on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

C

MORTGAGE

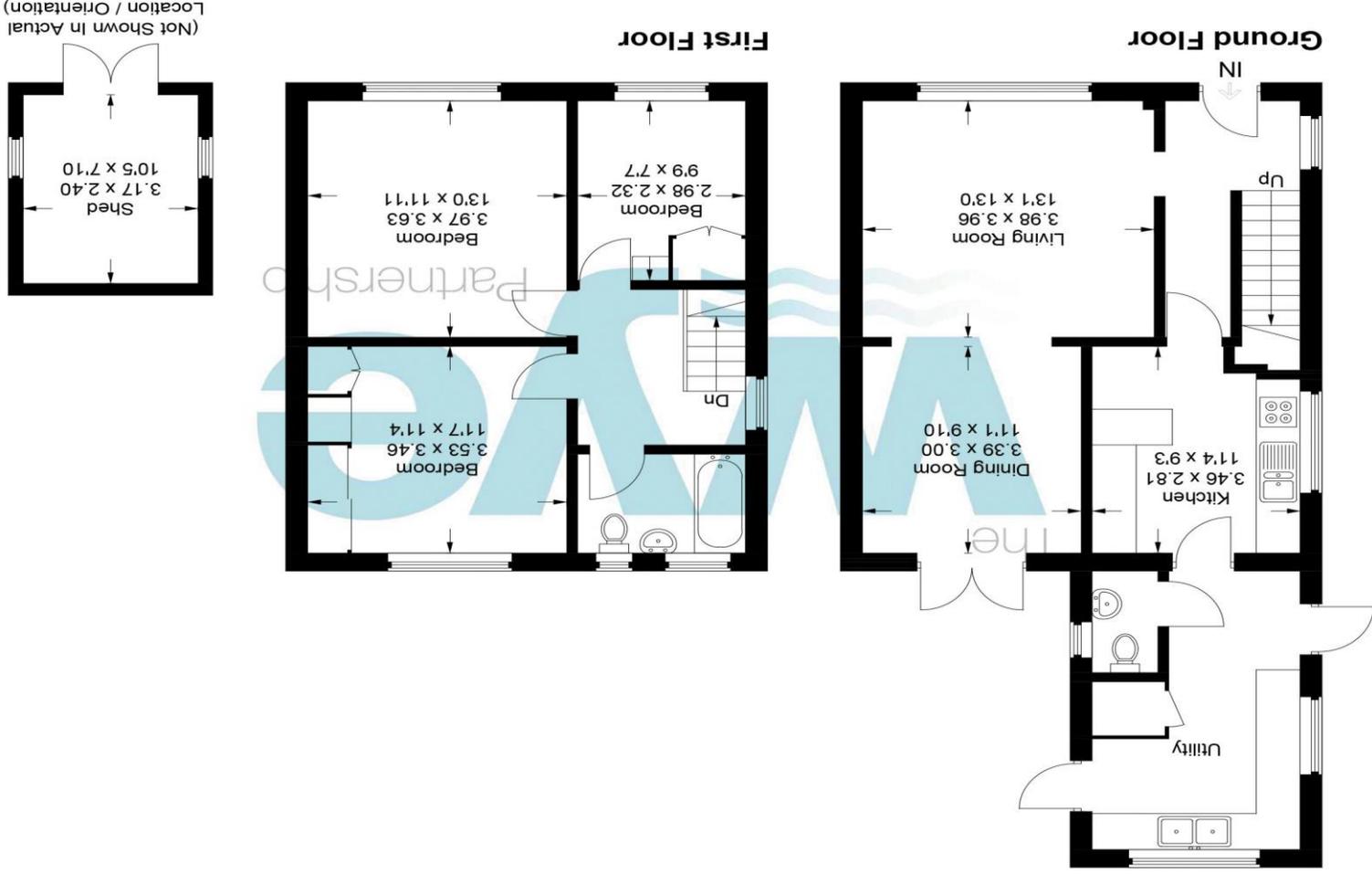
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



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.

215 Rutland Avenue

Approximate Gross Internal Area
 Ground Floor = 60.0 sq m / 646 sq ft
 First Floor = 45.3 sq m / 488 sq ft
 Outbuilding = 7.6 sq m / 82 sq ft
 Total = 112.9 sq m / 1,216 sq ft



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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