

A photograph of a three-story Victorian-style house with yellow brickwork and white window frames. The house has a prominent bay window on the ground floor and a smaller bay window on the second floor. The front door is a bright teal color. A large green bush is on the left, and a brick wall is in the foreground on the right. A teal banner is at the bottom.

45c London Road, High Wycombe, Buckinghamshire, HP11 1BN - £350,000

*An exceptional ground floor apartment offered in excellent decorative order with a number of character features and its own gardens overlooking 'The Rye' to the front.*

| Stunning Ground Floor Maisonette | Impeccably Presented | Private And Communal Entrance | Entrance Hall | Living Room | Separate Dining Room | Modern Fitted Kitchen | Two Double Bedrooms | Refitted Bathroom | Gas Heating To Radiators | Double Glazing | Character Features Throughout | Off-Road Parking | Private Gardens | Long Lease | Must Be Viewed |

A stunning ground floor maisonette that boasts a wealth of charm and character features throughout. This spacious and immaculately presented home is a 'must see' that benefits from its own entrance, private gardens and enjoys a fine outlook across to 'The Rye' park. There is a communal entrance that is shared to the front with the first floor apartment that gives access to a bay fronted living room with a feature fireplace, a separate dining room with bay and access to a lobby and refitted kitchen which has a number of integrated appliances and a door leading to the rear garden. There are two double bedrooms and a modern white bathroom suite. The property has benefitted from new floor coverings, recently installed double glazing, high ceilings and a gas heating system to radiators. To the outside there are front and rear gardens with patio area and a timber-built workshop/studio. A service road at the rear leads to a shingled driveway that provides ample off-road parking.

**Price... £350,000**

*Leasehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



## LOCATION

Positioned in the heart of the town centre close to the 50-acre Rye Park with its gymnasium and swimming pool. High Wycombe centre is an approximate 5-minute walk with its extensive shopping facilities and restaurants. The train station is also a stones throw away with 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. Frequent Heathrow buses pass close to the door and junction 4 of the M40 is less than a mile away.

## DIRECTIONS

From High Wycombe town centre proceed out on the A40 London Road passing Harlow Road on the left where number 45c can be found on the left identified by Wye for sale board.

## ADDITIONAL INFORMATION

Leasehold; 961 Years remaining. We are advised that there is no Service Charge and there is a Peppercorn Rent.

## COUNCIL TAX

Band C

## EPC RATING

E

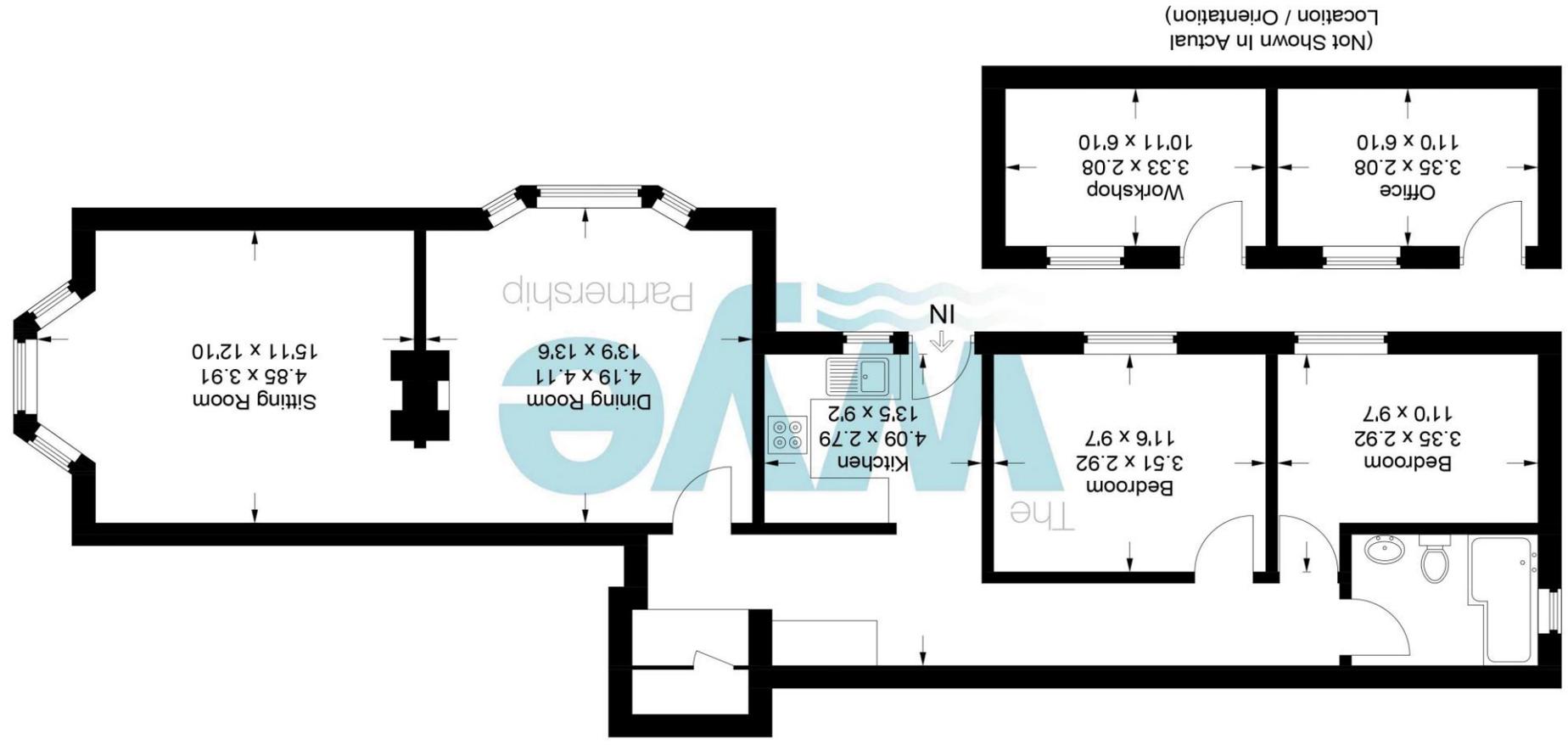
## MORTGAGE

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)

Approximate Gross Internal Area = 80.8 sq m / 870 sq ft  
Outbuilding = 14.6 sq m / 157 sq ft  
Total = 95.4 sq m / 1,027 sq ft



45C London Road