

A photograph of a modern, two-story brick house with a white central section. The house has a blue front door and a large window. A red car is parked in a driveway to the left. The house is surrounded by greenery and a blue fence in the foreground. The sky is blue with some clouds.

16 Hughenden Boulevard, High Wycombe, Buckinghamshire, HP13 5DJ - £489,000

Modern, three-bedroom, 2-bathroom, semi detached home close to Hughenden Park

| Modern, Well Presented Semi Detached Family Home | Situated Within Walking Distance of Hughenden Park and Short Level Walk to Town Centre | Reception Hall | Cloakroom | Lounge with French Doors to Garden | Kitchen/Dining Room | Landing | Master bedroom with En Suite Shower Room | Two Further Generous Bedrooms | Family Bathroom | Gas Central Heating | Double Glazing | Under Croft Driveway Parking | Enclosed Private Garden | Viewing Strongly Recommended |

Rarely available and in a highly regarded location situated just a 'stones throw' from Hughenden Park, we are pleased to offer this modern, semi detached home which was built in 2016 as part of the Hughenden Quarter redevelopment scheme. The property has comfortable accommodation with a spacious reception hall, cloakroom/wc, good size lounge with french doors to garden, modern fitted kitchen/dining room, three good size bedrooms with en suite shower room to the master bedroom and family bathroom. The property benefits from double glazed windows and gas central heating. There is off road parking and private enclosed gardens. Walking distance of town centre yet having acres of parkland on your doorstep.

Price... £489,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		95
A		
(81-91)	84	
B		
(69-80)		
C		
(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	

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LOCATION

The property is situated within walking distance of the town centre & close to a local bus route into High Wycombe with the Eden shopping centre, restaurants, a cinema, the mainline railway station & the Swan Theatre as well as an array of supermarkets. Situated adjacent to Hughenden Park, a designated area of Outstanding Natural Beauty with the historic Hughenden Manor, former home of Benjamin Disraeli. The M40 & M25 are in close proximity for easy access to the M25 motorway network.



DIRECTIONS

From High Wycombe town centre proceed on the A4128 Hughenden Road passing over two mini roundabouts and take the next turning left into Coates Lane. At the end of the road turn left into Hughenden Boulevard and the property will be found on the left.



ADDITIONAL INFORMATION

COUNCIL TAX

Band E

EPC RATING

B

MORTGAGE

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

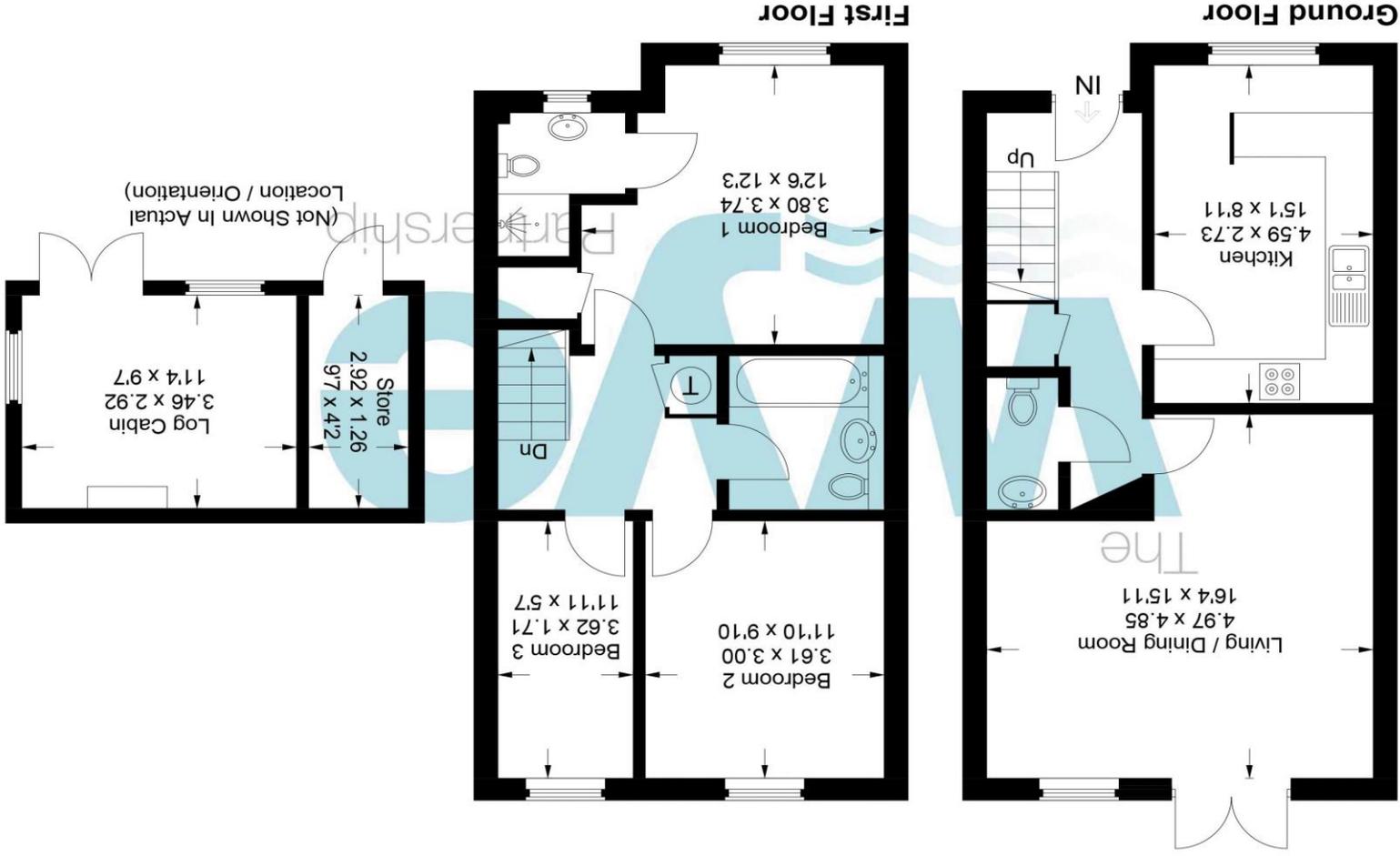


Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.



16 Hughenden Boulevard

Approximate Gross Internal Area
 Ground Floor = 46.0 sq m / 495 sq ft
 First Floor = 45.7 sq m / 492 sq ft
 Log Cabin / Store = 14.1 sq m / 152 sq ft
 Total = 105.8 sq m / 1,139 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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