



32 Woodside Road, High Wycombe, Buckinghamshire, HP13 7JB - Offers in Excess of £400,000

We are delighted to offer for sale this extended immaculately presented three-bedroom family home situated on a quiet road a short walk from popular local schools and plenty of open countryside.

Entrance Hall | Large Lounge/Dining Room With Feature Fire | Extended Refitted Kitchen/Breakfast Room With Central Feature Island | First Floor Landing | Three Good Size Bedrooms | Refitted Family Bathroom | Gas Central Heating To Radiators | Double Glazed Windows And Doors | Large Corner Plot Gardens | Close To Open Woodland And Popular Local Schools | Immaculate Condition Throughout | Driveway Potential | Popular East Side Location | Must Be Seen Internally To Be Appreciated |

We are delighted to offer for sale this extended, immaculately presented, three-bedroom family home situated on a quiet road, a short walk from popular local schools and plenty of open countryside. Having been much improved by the present owners, the property is on a large corner plot providing ample extension potential to further increase the generous accommodation. The property is heated by gas central heating to radiators, has double glazed windows throughout, an enlarged refitted modern open plan kitchen with island, a generous living/dining room, three good size bedrooms and refitted family bathroom on the first floor. Being on a corner plot the wrap around gardens comprise of a large front garden with driveway potential and an enclosed rear garden. Early viewing of this immaculate family home is recommended to avoid missing out.

Price... Offers in Excess of £400,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)	75	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



LOCATION

The property is situated in a residential location and there are a number of small convenience stores close by which cater for day to day needs and there are larger supermarkets and a retail park within easy reach. There is a junior school within walking distance, and a regular bus service runs close by. The main town centre of High Wycombe, which has a multitude of shopping, leisure and hospitality venues and a mainline railway station, with fast trains into Marylebone and Birmingham just under 3 miles away from the property. The M40 is also accessible at Junction 3 for London and Junction 4 to go North.

DIRECTIONS

Leave High Wycombe town centre on the A40 London Road, pass over two roundabouts and on reaching the second set of traffic lights, turn left into Micklefield Road. Pass over the mini roundabout and continue, taking the fourth turning on the right into Woodside Road. Proceed for a short distance and the property will be found on the left just after Ashdown Road.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

C

MORTGAGE

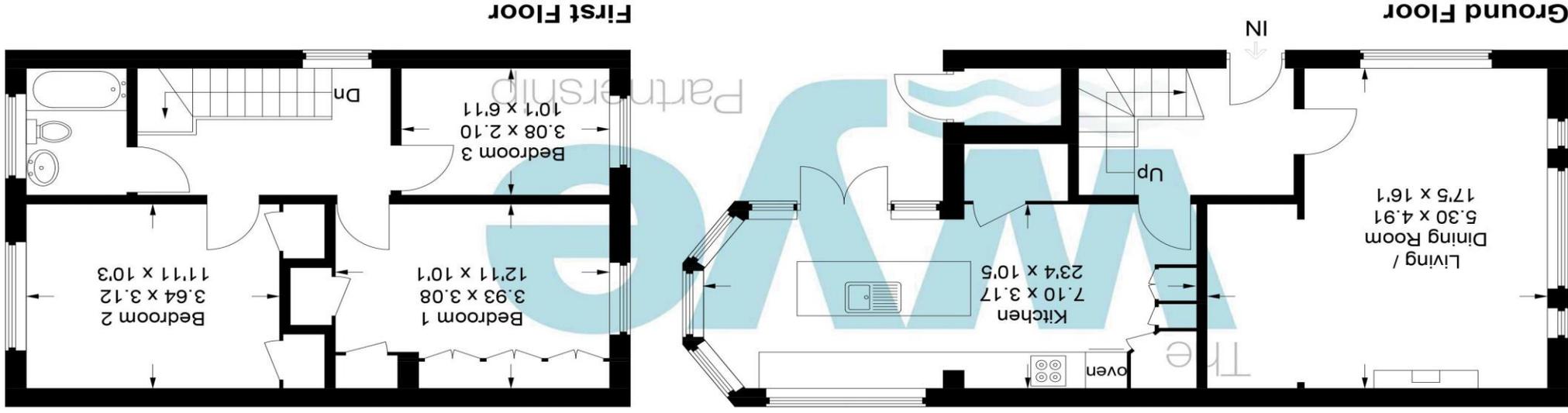
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



32 Woodside Road

Approximate Gross Internal Area
 Ground Floor = 52.8 sq m / 568 sq ft
 First Floor = 44.5 sq m / 479 sq ft
 Total = 97.3 sq m / 1047 sq ft
 (Excluding Outside Cupboard)



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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