



35 West Drive, High Wycombe, Buckinghamshire, HP13 6JT - £420,000

*We are delighted to offer for sale this unusual split level three-bedroom detached house located in a popular location to the North East side of Wycombe.*

Front Door | Entrance Hall | Lounge/Dining Room | Good Size Fitted Kitchen | First Floor Landing | Three Bedrooms | Family Bathroom | Built In Wardrobes To All Bedrooms | Good Size Front & Rear Gardens | Garage | Additional Driveway Parking | Gas Central Heating To Radiators | Double Glazed Windows | Air Conditioning | Popular Location | We Hold Keys For Early Viewings |

We are delighted to offer for sale this unusual split level three-bedroom detached house located in a popular location to the North East side of High Wycombe. The well-proportioned accommodation is laid out over two floors with all the bedroom accommodation and bathroom on the first floor, all bedrooms containing built-in wardrobes. On the ground floor is a good size lounge/dining room and fitted kitchen. Externally there are large front and rear gardens, garage and a driveway. The property is heated by gas central heating to radiators, has double glazed windows and air conditioning. To be sold with no upper chain, we hold keys.

**Price... £420,000**

*Freehold*

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		84
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	67	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		



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## LOCATION

Situated in a popular residential location with a variety of local shops close by as well as schooling and recreational facilities and located just one mile from the town centre and railway station. The town provides a multitude of shopping & entertainment facilities as well as a selection of bars and restaurants. The mainline railway station has fast connecting trains to London, Marylebone.



## DIRECTIONS

From our Crendon Street office, ascend the hill turning right just above the railway station into Totteridge Road. Proceed along Totteridge Road, passing through the traffic lights at the junction with Bowerdean Road, ascending the hill on the other side. On reaching the top of the hill, bear round the left-hand bend then take the third turning left into The Crescent. Take the second turning left into South Drive and then take the first turning right into West Drive. Proceed for a short distance and the property will be found on the left-hand side as indicated by a Wye Residential 'For Sale' sign.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band E

### EPC INFORMATION

D

### MORTGAGE

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



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*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.*

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**WEST DRIVE, HIGH WYCOMBE, HP13 6JT**  
**APPROX. GROSS INTERNAL FLOOR AREA 92 SQ M / 990 SQ FT**  
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

GROSS INTERNAL FLOOR AREA 13 SQ M / 140 SQ FT  
 GROSS INTERNAL FLOOR AREA 79 SQ M / 850 SQ FT  
 GARAGE

