



66 Highwood Avenue

High Wycombe, High Wycombe

- Cul-De-Sac Location
- Gas C/H, Double Glazing, Gardens
- Living/Dining Room, Study/Bedroom 4, Kitchen
- Attractive Bay Fronted Semi-Detached
- Cloakroom, Three First Floor Bedrooms, Bathroom

Situated approximately three miles to the south west of High Wycombe town centre in a residential location close to local shops and schools and being within a very short walk of bus stops with a regular service into the town centre. Access to the motorway is easily gained with Junction 4 of the M40 being approximately 1 mile away. High Wycombe train station offers 25 minute trains into London Marylebone and services to Birmingham and Oxford.

Council Tax band: C

Tenure: Freehold

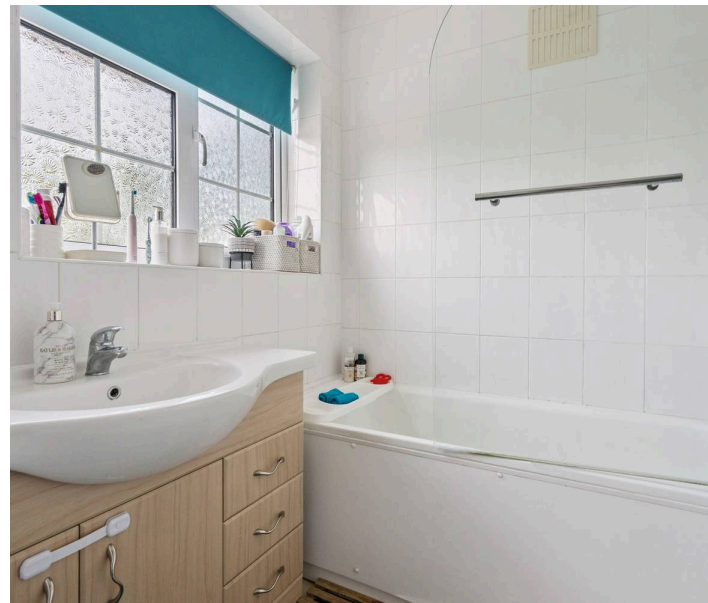
EPC Energy Efficiency Rating: C



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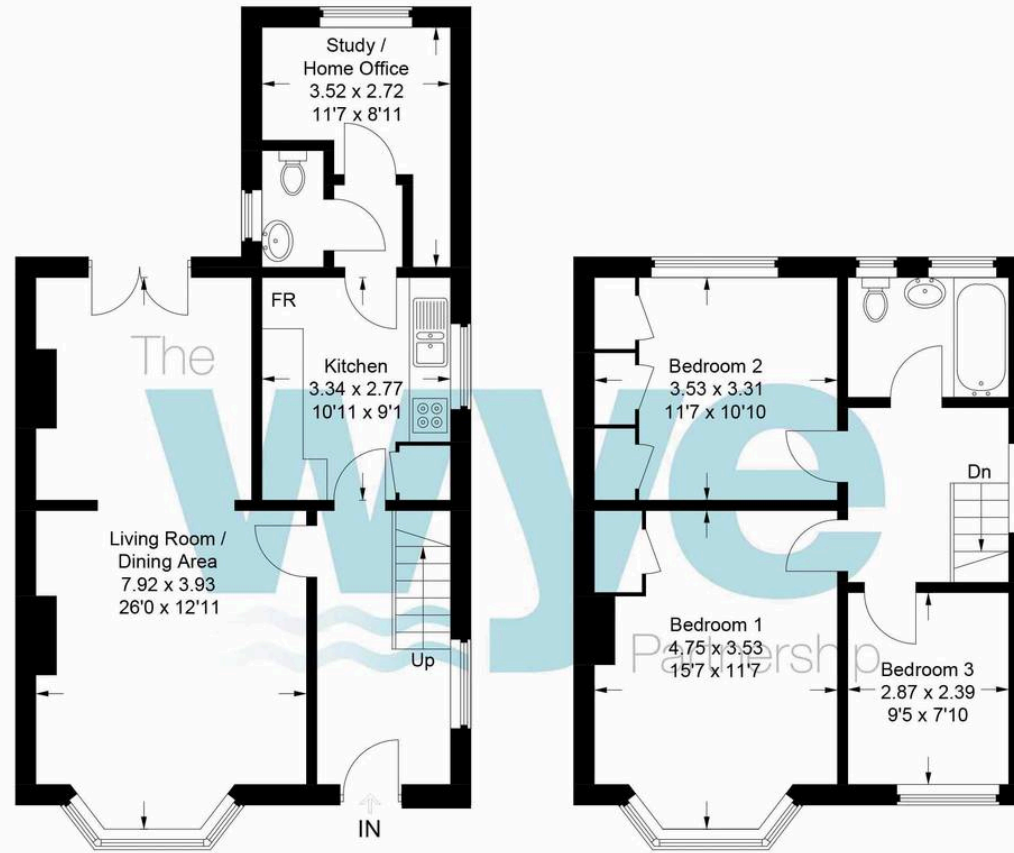
High Wycombe, High Wycombe

An attractive semi-detached house offered for sale in good decorative order by the current owner. Situated in a quiet location at the end of a cul-de-sac with a good size rear garden. The property has a single storey extension to the ground floor which provides the addition of a study/ bedroom four and a cloakroom. There is a large double aspect living/dining room with double doors that open to the rear garden. There are three first floor bedrooms and a family bathroom. The property has a gas central heating system and is double glazed. The garden is laid mainly lawn and enjoys a high degree of privacy.



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Approximate Gross Internal Area
Ground Floor = 56.4 sq m / 607 sq ft
First Floor = 46.0 sq m / 495 sq ft
Total = 102.4 sq m / 1,102 sq ft



Ground Floor

First Floor

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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