



12 East Drive, High Wycombe, Buckinghamshire, HP13 6JN - £475,000

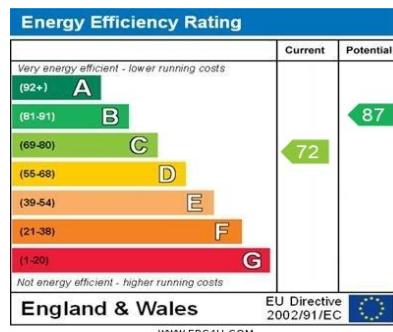
A deceptive detached bungalow on a level plot offering well-presented throughout.

| Entrance Hall | Living/Dining Room | Kitchen/Dining Room | Three Bedrooms | Family Bathroom | Gas Central Heating | Double Glazing Throughout | Driveway Providing Off Road Parking | Good Size Level Gardens | Shed and Workshops | No Onward Chain |

An extended three-bedroom, detached bungalow which has been well-maintained yet still provides scope for further extension if required, subject to the normal planning permissions. The property is situated within this popular location known as 'The Drives' benefitting from good size level gardens. Accommodation comprising; entrance hall, living/dining room, extended kitchen/dining room, three bedrooms and bathroom. The property is double glazed and has gas fired central heating. There is a driveway to the front providing off-road parking with secured gating to the side giving access to the rear garden with patio extending to lawn and planted areas with storage sheds and summerhouse.

Price... £475,000

Freehold



LOCATION

Situated in a popular residential location known locally as 'The Drives' 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 offices in Crendon Street ascend the hill and continue into Amersham Hill which then becomes Amersham Road. Pass through the two sets of traffic lights and on reaching the second mini-roundabout turn right into Totteridge Lane. At the next mini-roundabout turn right into Totteridge Drive and the first left thereafter into East Drive. The property can be found on the left-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

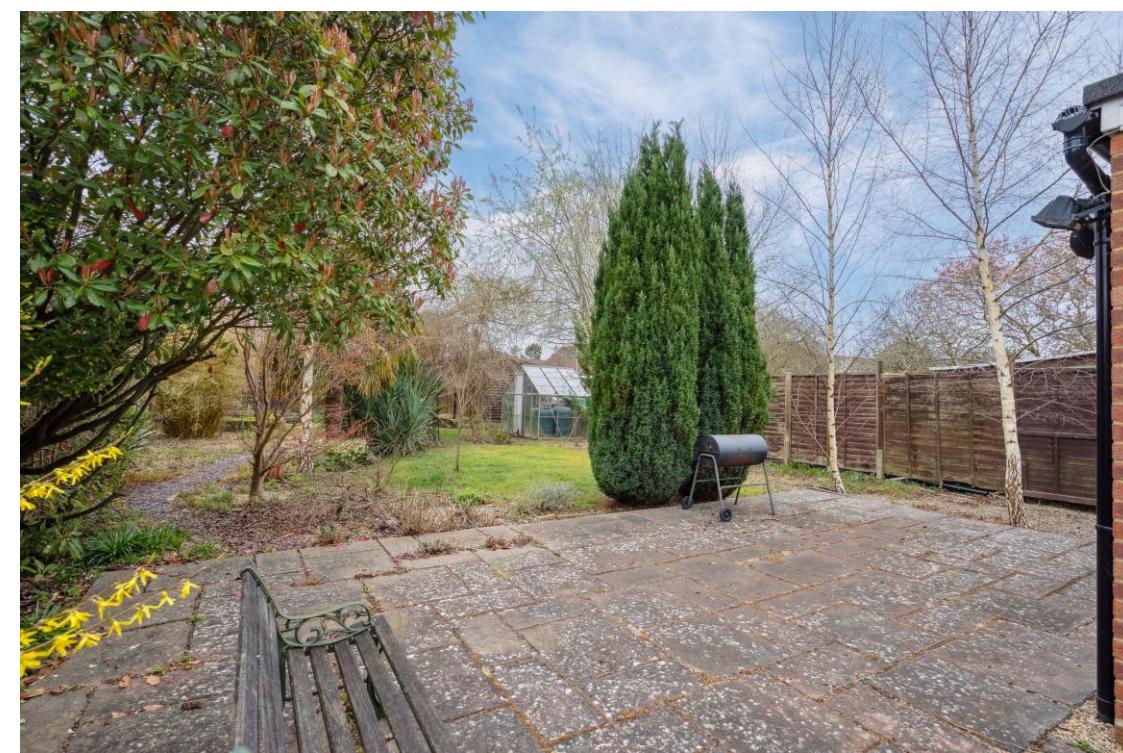
Band D

EPC RATING

C

MORTGAGE

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

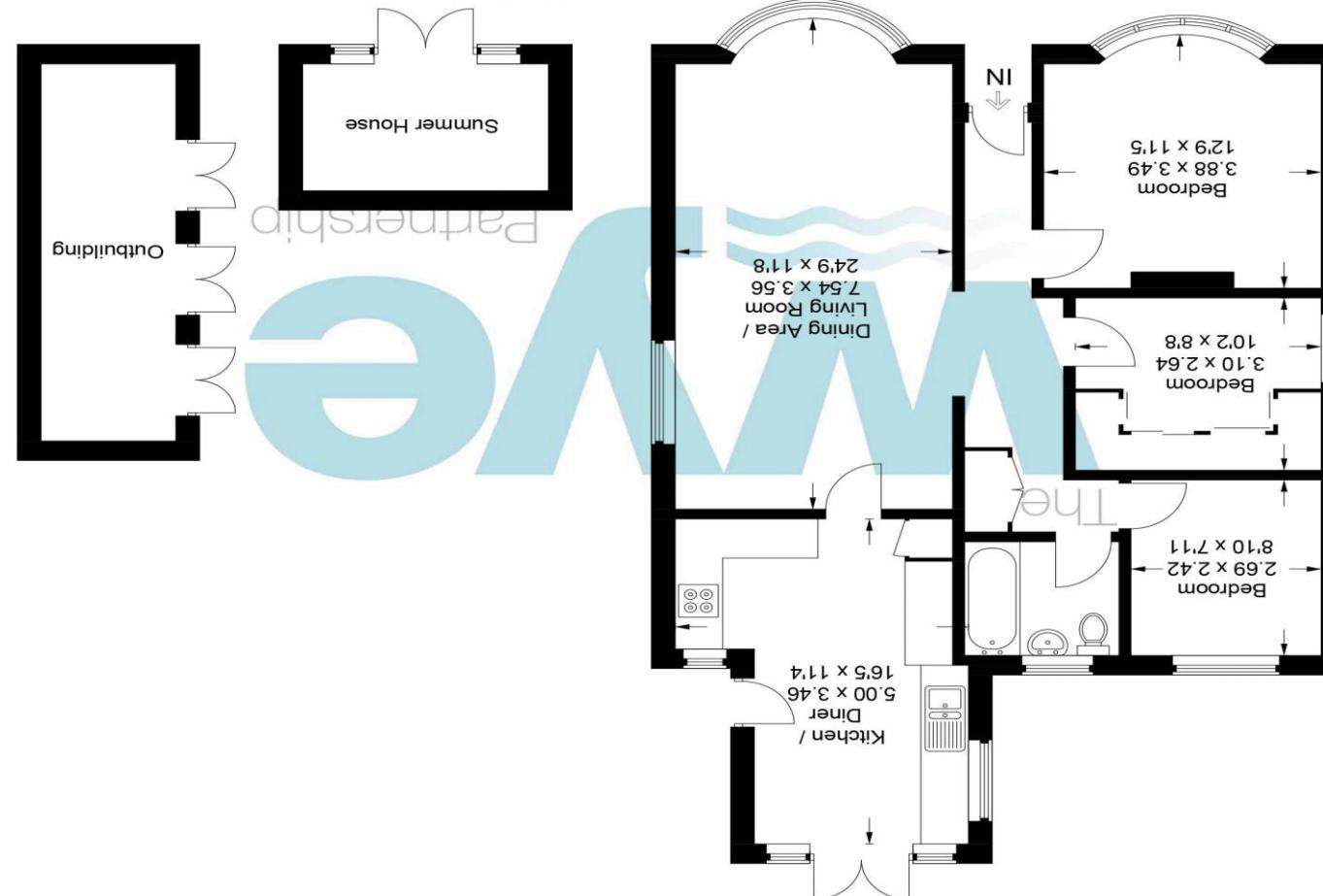


Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.

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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 relating upon them.

(Not Shown in Actual Location / Orientation)



(Excluding Summer House / Outbuilding)

83.0 sq m / 893 sq ft

Approximate Gross Internal Area

12 EAST DRIVE