



16 Chartwell Way

High Wycombe, High Wycombe

- High Spec House, Kitchen With Integral Appliances And Modern White Bathrooms
- Immaculate Three/Four Bedroom Town House In A Popular Development
- Underfloor Heating And Double Glazed Windows
- South Westerly Facing Garden, Car Barn With Additional Car Parking
- Sought After Area Over Looking Tributary Of River Wye

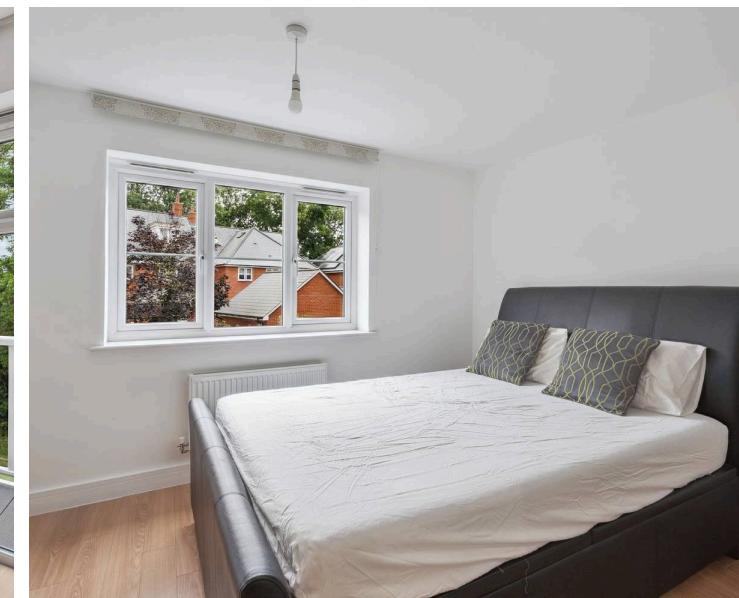
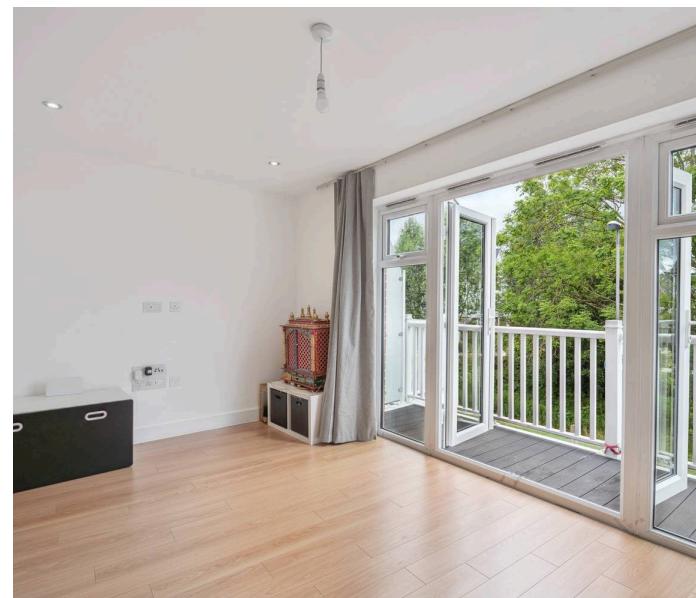
One of the best positions on the development and located one and a half miles to the East of High Wycombe within the sought after Wye Dene development which is set in 4.5 acres of landscaped space with tree-lined walkways, riverside walks, fitness trails and cycle routes. Within easy access of the town centre with its main line railway station providing 30 minute trains to London Marylebone as well as direct links to Oxford and Birmingham. There are a large range of leisure, shopping and recreational activities close by. The M40 motorway can be easily reached via Junction 4 at Handy Cross or junction 3 at Loudwater

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



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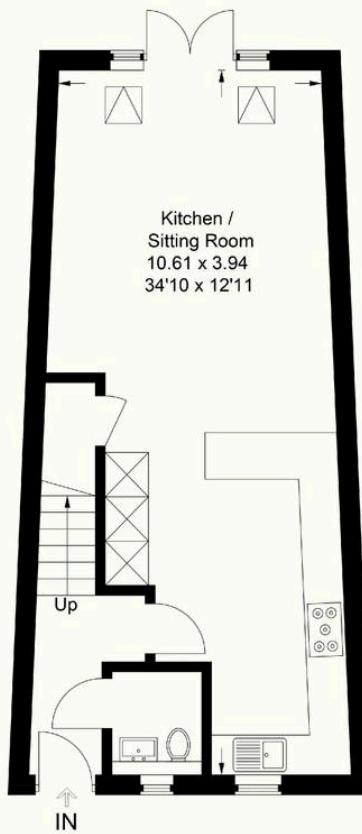
High Wycombe, High Wycombe

We are delighted to offer for sale this immaculate three/four bedroom home, forming part of the imposing terrace on the second phase of this prestigious development and overlooking a tributary of the river Wye. Having been redecorated throughout, the property offers nearly 1500 sqft of accommodation, split over 3 floors with underfloor heating and double glazed windows. The kitchen is fitted with a quality range of units, which include appliances and is open plan to a large lounge/dining room with direct access to the lovely, enclosed, rear garden. The flexibility of the versatile living space offers buyers the freedom of choice on use, the bathrooms and cloakroom are top quality. Externally, in addition to the south westerly facing garden, is a parking and car barn. The front of the property is delightful with a quiet access only road and beautiful outlook. The location is second to none and viewing is highly advised.

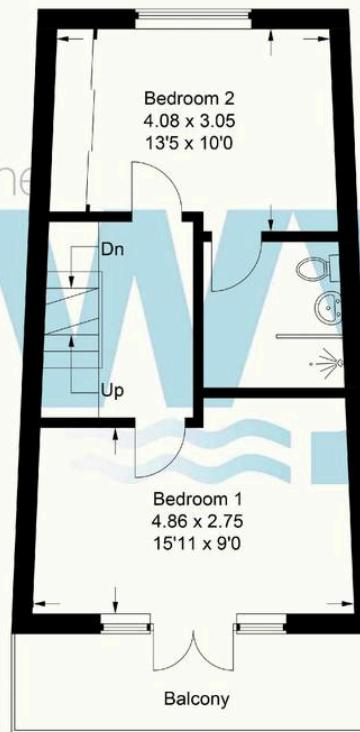


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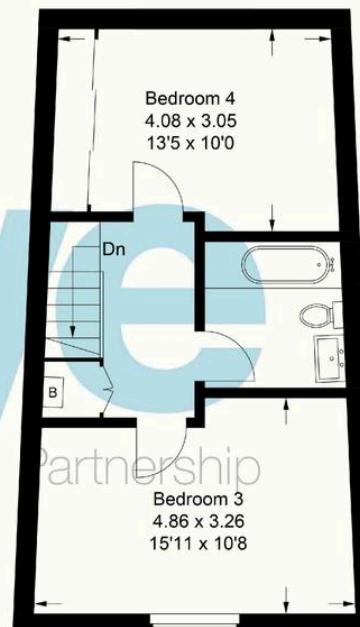
Approximate Gross Internal Area
Ground Floor = 47.0 sq m / 506 sq ft
First Floor = 39.6 sq m / 426 sq ft
Second Floor = 39.4 sq m / 424 sq ft
Total = 126.0 sq m / 1,356 sq ft
(Excluding Car Port)



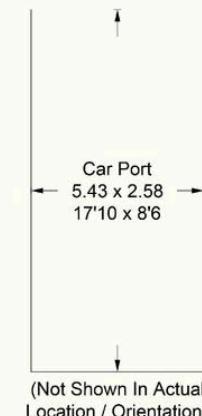
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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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The Wye Partnership High Wycombe

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