



22 Longland Way

High Wycombe, High Wycombe

- Spacious Semi Detached Home
- Living Room, Refitted Kitchen, Utility Room
- Three Bedrooms, Bathroom and Additional Ground Floor Shower Room
- Gas C/H, Double Glazing, Garage And Off Road Parking
- Gardens, Easy Reach Of M40 Motorway, No Onward Chain

The property is located in a residential area with local shops close by catering for most day to day needs. The town centre of High Wycombe is approximately 2 miles away and accessible by public transport with buses running close by regularly. Junction 4 of the M40 is also easily accessible. The town centre offers a wide range of shopping facilities as well as a mainline rail link to London and the North and there are a number of supermarkets, retail outlets, a cinema as well as restaurants etc at the Cressex Island Development. Local schools are also close by.
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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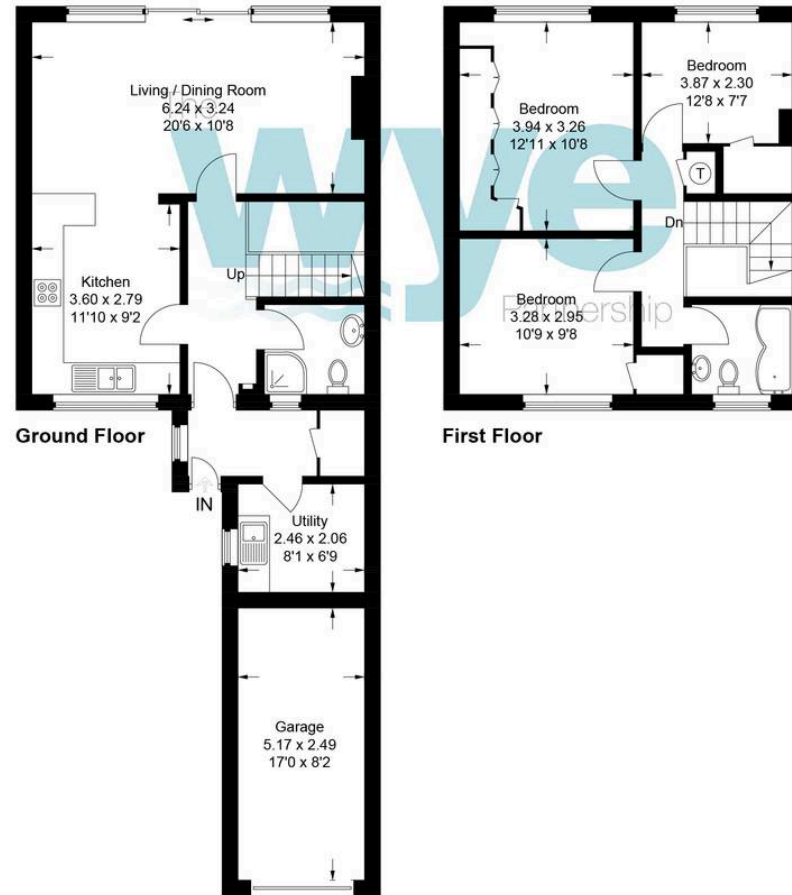
High Wycombe, High Wycombe

A spacious semi-detached family home enjoying valley views. Situated on the south west side of the town competitively priced and available with no onward chain. Comprising: entrance porch, entrance hall, living room, refitted kitchen, utility room, shower room, landing, three bedrooms, bathroom, gas c/h, double glazing, garage + off road parking, gardens



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Approximate Gross Internal Area
Ground Floor = 55.3 sq m / 595 sq ft
First Floor = 44.4 sq m / 478 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 112.1 sq m / 1,206 sq ft



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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