



3 Wheelers Park, High Wycombe, Buckinghamshire, HP13 6GH - £340,000

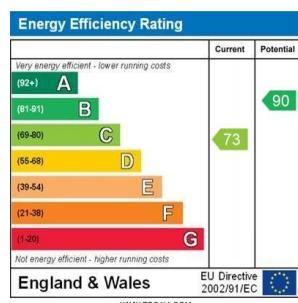
## Modern terraced home in popular and convenient location

| Modern Terraced Home in Walkway Position and Fronting Small Green | Exceptionally Convenient Location Just a Short Walk to Station and Town Centre | Entrance Hall | Cloakroom | Lounge/Dining Room | Modern Kitchen | Two Generous Bedrooms | Modern Bathroom | Gas Central Heating | Double Glazing | Enclosed Private Gardens | Two Parking Spaces | Viewing Recommended |

Situated conveniently with just a short walk to the train station and town centre, a modern and well-presented terraced home which fronts a small green and is in a walkway position. There is an entrance hall with downstairs cloakroom, lounge with double glazed door to maintenance free garden, modern fitted kitchen, two generous sized bedrooms and modern bathroom. The property benefits from gas central heating and double-glazed windows, there are two parking spaces and viewing is strongly recommended.

## Price... £340,000

Freehold



## LOCATION

Located in a popular residential road just a stones throw from High Wycombe Town Centre and mainline train station with regular fast service to London and Birmingham. Just a short walk to town with its numerous amenities including restaurants, bars, local shops and the Eden shopping centre. The beautiful Rye Park is close by and has many attractions including Lido, playgrounds and riverside cafe with boats for hire. Junction 3 & 4 for the M40 Motorway is just a short drive with access to London and the North.

## DIRECTIONS

From our office in Crendon Street, ascend the hill and turn right just after the railway station into Totteridge Road. Continue for approximately a quarter of a mile, pass round the left-hand bend and just as the road starts to descend, turn right into Wheelers Park. The property will be found on the left-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

Band D

### EPC RATING

C

### MORTGAGE

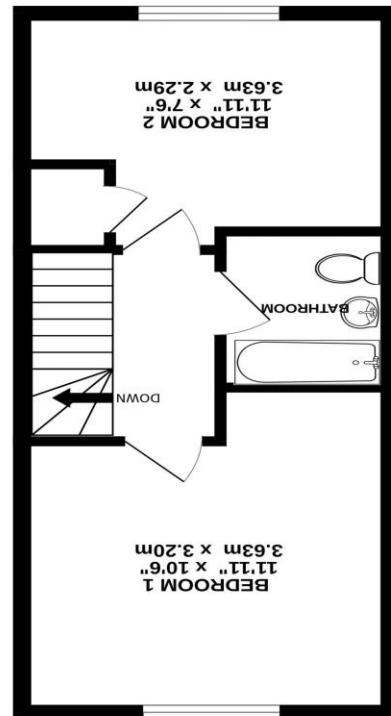
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



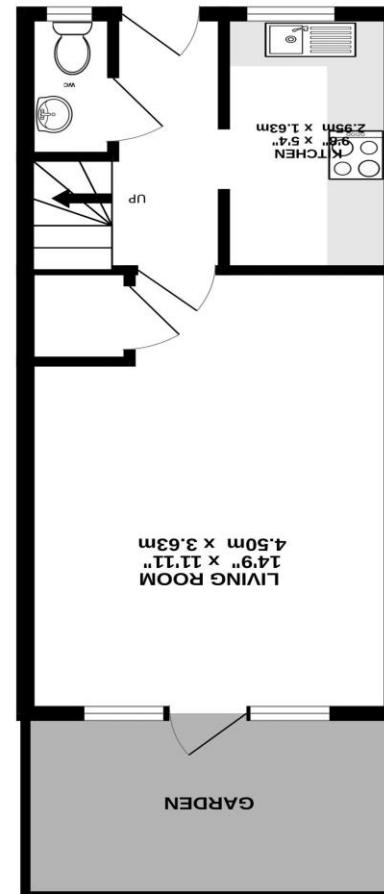
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

# The Wy'e Partnership

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such. By any prospective purchaser, the services, fixtures and fittings shown here are not included and no guarantee is given to their condition. This plan is for illustrative purposes only and should be used as such. By any prospective purchaser, the services, fixtures and fittings shown here are not included and no guarantee is given to their condition. Wy'e House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE



329 sq.ft. (30.6 sq.m.) approx.  
1ST FLOOR



329 sq.ft. (30.6 sq.m.) approx.  
GROUND FLOOR