

**JNP**



24 Sharrow Vale, High Wycombe, Buckinghamshire, HP12 3HB

Asking price £475,000 *Freehold*



A spacious three/four bedroom detached family home with a self-contained annexe located to the west side of High Wycombe.

- Three/four bedroom detached family home
- One-bedroom self-contained annexe
- Spacious Living accommodation
- Driveway Parking
- Located in a quiet cul-de-sac
- Three double bedrooms and one further single bedroom
- Private enclosed garden
- EPC: D





Bringing to market this spacious three/four bedroom detached family home with a self-contained annexe located to the west side of High Wycombe. The property comprises; an entrance hallway, spacious living room, modern kitchen with room for breakfast table and white goods, two double bedrooms with storage, one further single bedroom, family bathroom and shower room. The property benefits from having its own self-contained annexe with its own double bedroom, modern kitchen, and shower room and has its own private entrance, access can be reached through the property too. The property boasts a private, enclosed garden with a patio which acts as a beautiful sun trap and also benefits from driveway parking to the front of the property. The property has gas central heating and double glazing throughout. The property location is on a quiet cul-de-sac and is within a short drive

to High Wycombe town centre which offers an array of local shops, bars and restaurants and is within a short drive to High Wycombe train station which offers easy routes into London via the main train line. This is an ideal family home and an internal inspection is recommended to fully appreciate.

referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of JNP Estate Agents Ltd.

#### Freehold Notes

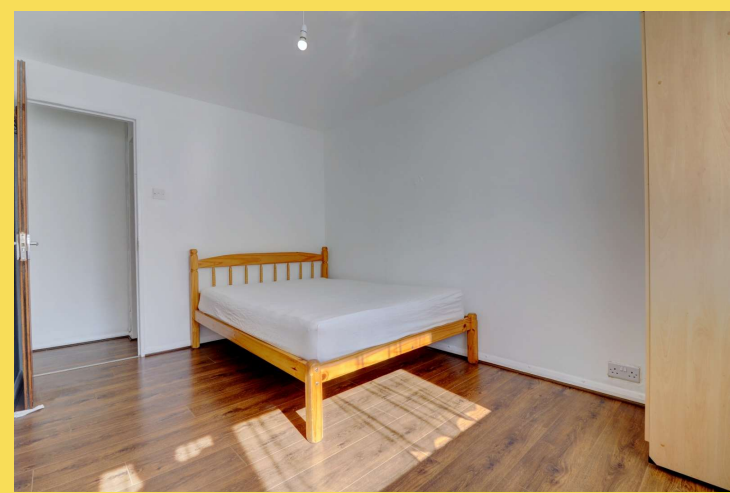
The property offers a potential rental income of £1600.00-1700.00 PCM. Council Tax band D. EPC band D.

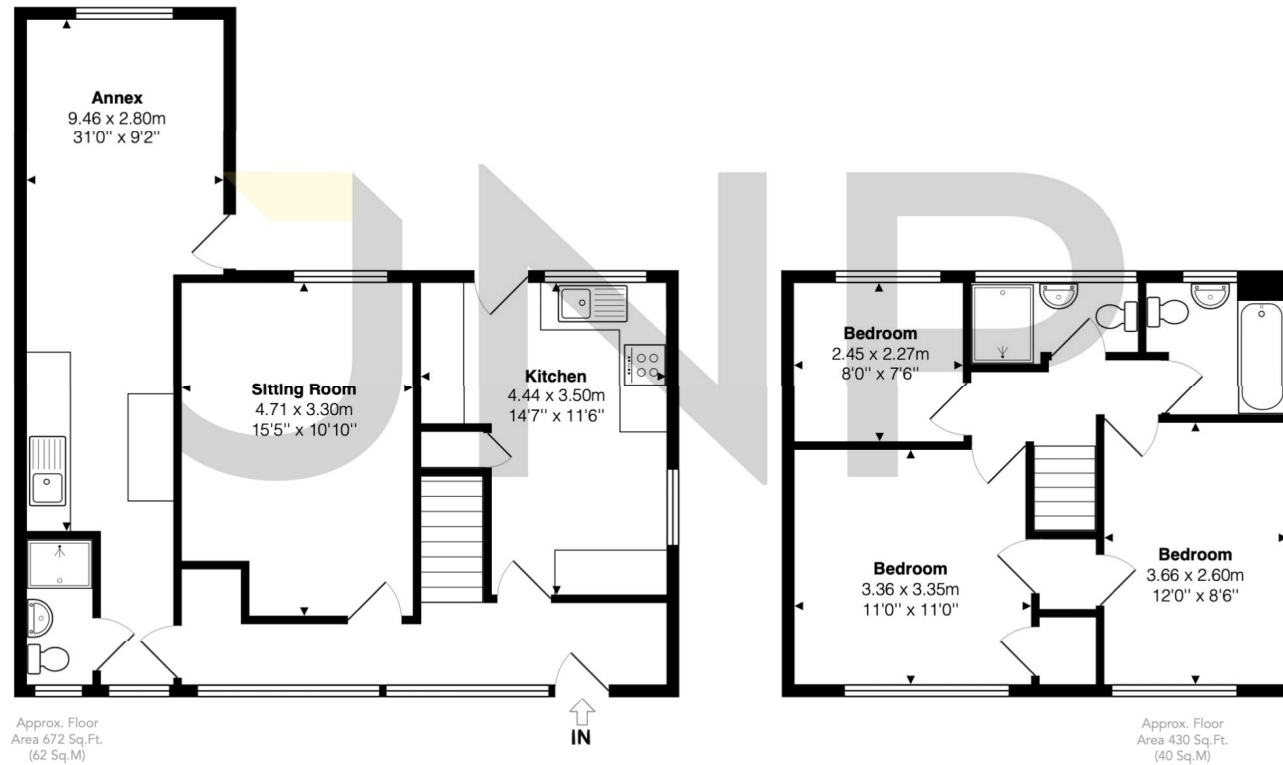
#### Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a

#### AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 102 SqM (1102 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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