



**The Warren, Colville Road, High Wycombe, Buckinghamshire, HP11 2SY**      **Asking price £650,000** *Freehold*

# 1935 Built four bedroom detached family home

- Large enclosed garden
- Four Double Bedrooms
- Finished to a high specification throughout
- Driveway Parking
- Located on a private road
- Close proximity to local schools
- Beautiful family home
- Spacious living accommodation
- EPC: D



Built in 1935 is this beautifully presented, four bedroom, detached family home located on a private road to the west side of High Wycombe town centre. This property comprises; an entrance hallway, large living room which offers spacious living accommodation, a beautiful dining room with front bay windows overlooking the front of the property, a modern kitchen with integrated white goods, a utility room with downstairs cloakroom, a primary double bedroom with built in storage, three further double bedrooms and modern family bathroom.

The property boasts a large integral garage, driveway parking for multiple cars and a large, enclosed garden with three good sized sheds. The property is finished to a high specification and boasts original oak hardwood flooring in multiple rooms of the property including hallway, landing, two bedrooms and dining room and further boasts oak doors and staircase balustrade which are original to the house. The property has double glazing and gas central heating throughout.

The properties' location, being on a private road, offers a quaint and quiet environment but being within close proximity to High Wycombe town centre provides an array of local amenities including restaurants, bars and local shops and also offers a short drive to High Wycombe train station which provides easy routes into London via the main train line.

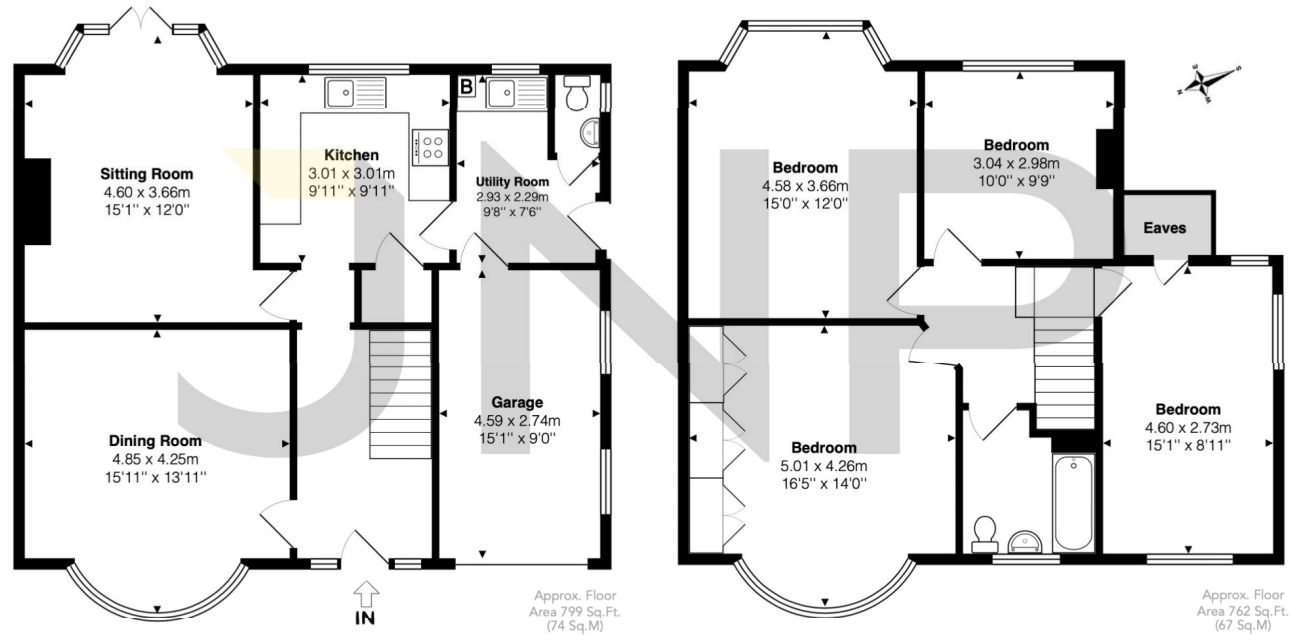
The property is within catchment for a number of local primary and secondary schools including grammar and is an ideal family home. An internal inspection is highly recommended to fully appreciate.

**Freehold Notes**  
The property offers a potential rental income of £2500.00 PCM. Council Tax band F. 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 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.

**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 142 SqM (1525 Sq.Ft)

Colville Road, High Wycombe, Buckinghamshire, HP11 2SY

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.

High Wycombe Sales (JNP)  
01494 528000  
wyc@jnp.co.uk

27 Crendon Street  
High Wycombe, Buckinghamshire, HP13 6LJ

@JNPestateagents @jnpestateagents

JNP is a trading name of JNP Estate Agents Ltd registered in England at Howard House, 3 St Mary's Court, Blossom Street, York, YO24 1AH. Company number 03764697. 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 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.