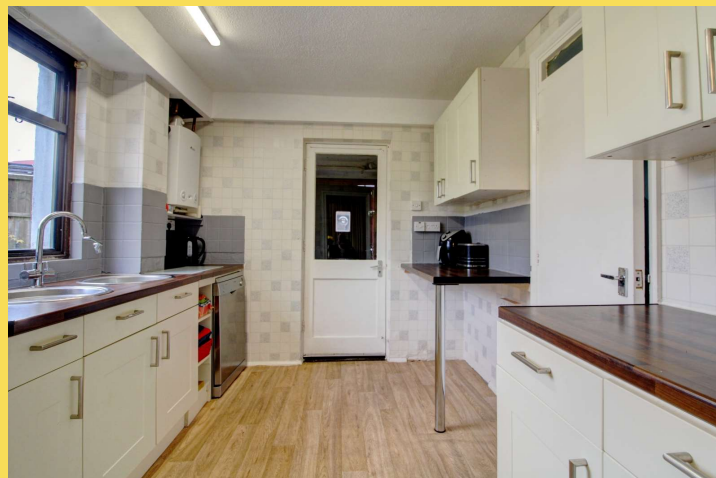




**3 Hardenwaye, High Wycombe, Buckinghamshire, HP13 6TW**      **Offers over £350,000 *Freehold***

A three-bedroom semi-detached family home which needs some modernisation throughout.

- Semi-detached family home
- Potential to extend (subject to planning)
- Large rear garden
- Three bedrooms
- In need of some modernisation throughout
- Offered with no onward chain
- Two reception rooms
- Family bathroom
- Steel framed property
- Gas central heating
- EPC: D



Found to the east of High Wycombe town centre is this three-bedroom semi-detached family home which needs some modernisation throughout allowing the new buyer to put their own stamp on the home.

The property in brief boasts; an entrance hallway, lounge, dining room, fitted kitchen leading to extra storage space and a rear garden. Upstairs you will find three good-sized bedrooms and the family bathroom. Further benefits include; a large rear garden with a decking area, a driveway for multiple cars and gas central heating throughout.

The property offers massive potential to extend (subject to planning) and being in a great location, is not one to be missed. To arrange your internal viewing please give the team a call.

**Directions**

From our office in Crendon Street descend the hill bearing left at the traffic lights into Easton Street and continue out on to the A40 London Road. Proceed over the first roundabout and turn left at the second to ascend Hatters Lane. Continue over two roundabouts and at the third roundabout turn left into Totteridge Drive. Turn immediately right into Hardenwaye and the property can be found on the left hand side.

**Freehold Notes**

The property offers a potential rental income of £1600.00-1800.00 PCM. Council Tax band B. EPC band D.

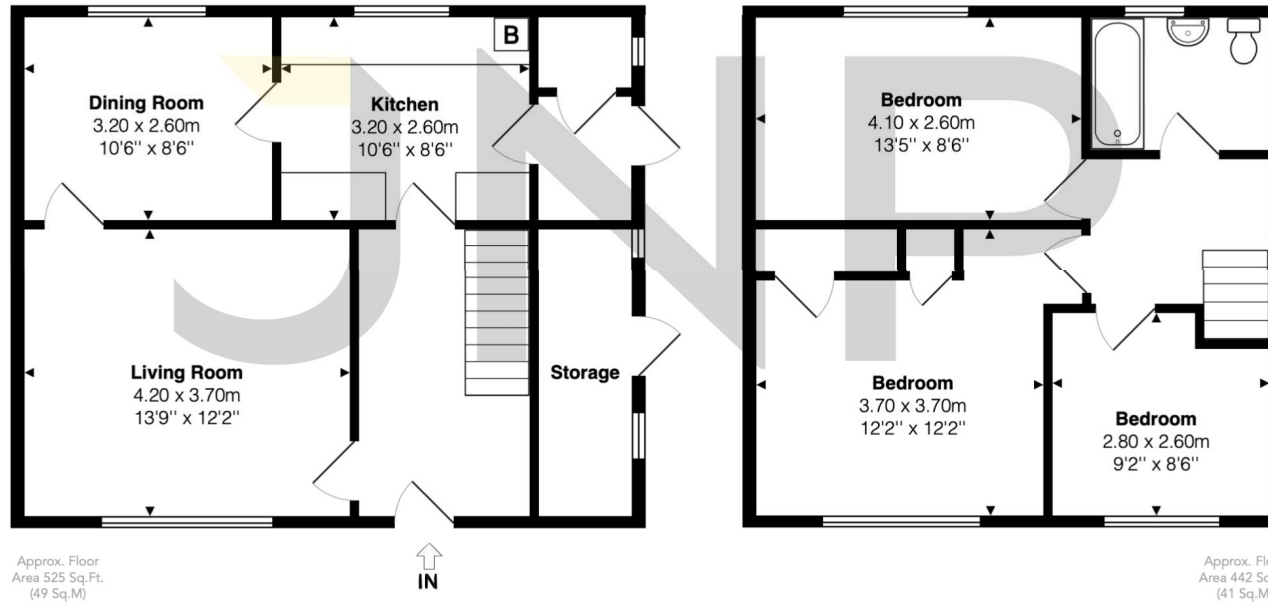
**Agents Note**

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 90 SqM (967 Sq.Ft)

Hardenwaye, High Wycombe, Buckinghamshire, HP13 6TW

This floor plan is provided by Expert Survey Solutions Ltd is 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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