



**31 Aspen Road, High Wycombe, Buckinghamshire, HP10 9FA**      **Asking price £475,000 *Freehold***



This rare opportunity to purchase this two-bedroom end of terrace home in the Abbey Barn Park development, is well presented throughout and comes with the remainder of the NHBC warranty.

- Abbey Barn location
- Recently built property by Berkeley Homes
- Well presented throughout
- Two double bedrooms
- Two en-suites
- Guest cloakroom on the ground floor
- Two allocated parking bays
- Popular and highly sought after location
- Remainder of NHBC warranty
- Access to the Park and Woodlands
- EPC: B





This rare opportunity to purchase this two-bedroom end-of-terrace home in the Abbey Barn Park development is well presented throughout and comes with the remainder of the NHBC warranty.

The property in brief boasts; an entrance hall with a large storage cupboard, a fitted kitchen with integrated appliances, a lounge/diner with double doors leading to the enclosed rear garden and a downstairs guest cloakroom. On the first floor you will find two double bedrooms, both with en-suites.

Further benefits include; two allocated parking spaces, gas central heating and double glazing throughout.

The property was built two years ago by Berkeley Homes and has the remainder of a 10-year NHBC warranty.

Freehold Notes

Council Tax band D. EPC band B.  
The service charge is £48.00 per annum.

Agents Note

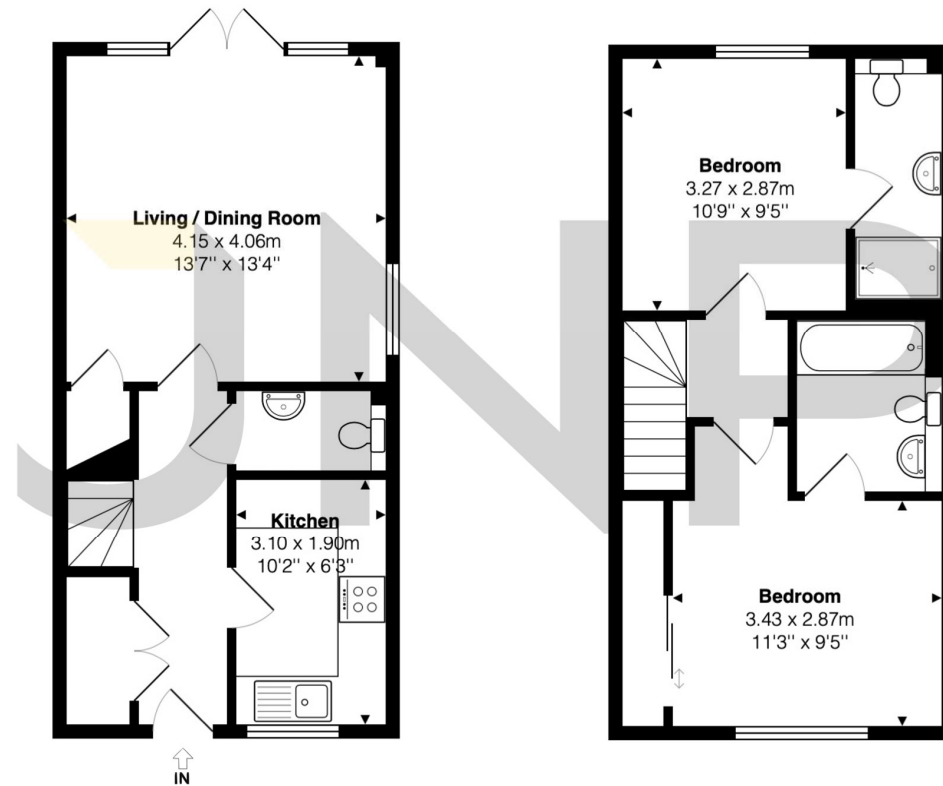
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AML Disclaimer

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 76 SqM (818 Sq.Ft)

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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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