



20 Wychwood Gardens, High Wycombe, Buckinghamshire, HP12 4LJ

Offers over £350,000 *Freehold*

Bringing to market is this beautifully presented, three-bedroom, mid-terraced property located on the west side of High Wycombe town centre.

- Three good-sized bedrooms
- Finished to a High Specification
- Generous Living Room
- Modern Kitchen
- Allocated Parking for two cars
- Enclosed Tiered Garden
- Short Drive to High Wycombe town centre
- EPC: E



Bringing to market is this beautifully presented, three-bedroom, mid-terraced property located on the west side of High Wycombe town centre. The property comprises; a good-sized entrance hallway, a generous living room with built-in media wall and storage and French doors leading out to the garden, a modern and freshly decorated kitchen with ample room for appliances, a downstairs cloakroom, a primary double bedroom with built-in storage, a further double bedroom, a further single bedroom or study and modern family bathroom.

The property has been finished to a high specification throughout and gives off a real warm and homely feel as you enter the property, it further boasts allocated parking for two cars and further benefits from an enclosed, tiered garden located to the rear. This is an ideal family home being within the catchment of many primary and secondary schools including grammar and will also be ideal for investors and first-time buyers. The location of the property is within walking distance to local amenities and is

within a short drive to High Wycombe town centre which offers an array of shops, bars and restaurants within the Eden Centre shopping precinct and further benefits from being within a short drive of High Wycombe train station which offers easy routes into London via the main train line. An internal inspection is highly recommended to fully appreciate.

Directions

Head out of High Wycombe town centre in a westerly direction along the West Wycombe road and follow this road along. Take a left-hand turn onto Mill End Road and follow this road to the end, take the first exit at the roundabout and then head straight over the second roundabout onto New Road. Follow this road up the hill and take the left-hand turning onto Wychwood Gardens, take the immediate right up the hill and the property will be located to your left-hand side. You will have reached your destination.

Freehold Notes

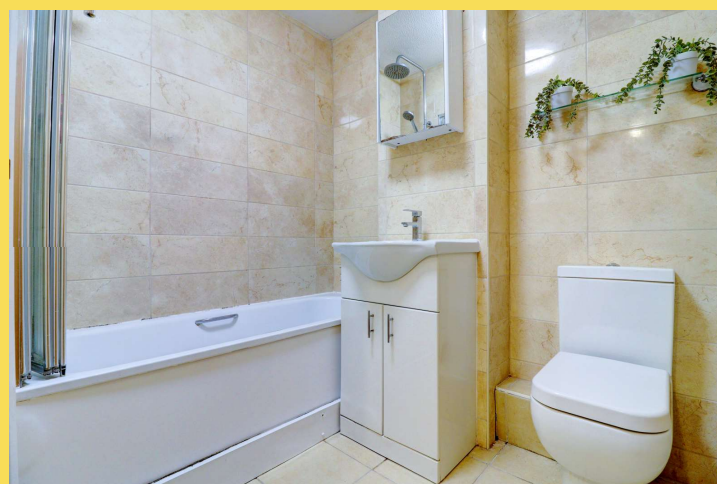
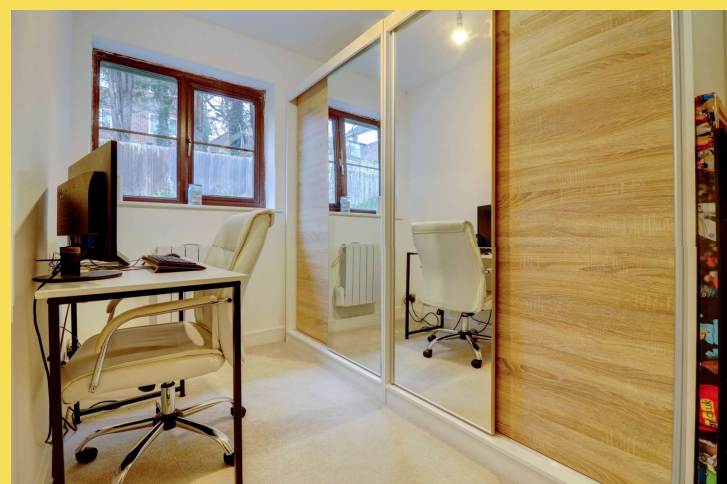
The property offers a potential rental income of £1400.00-1600.00 PCM. Council Tax band C. EPC band E.

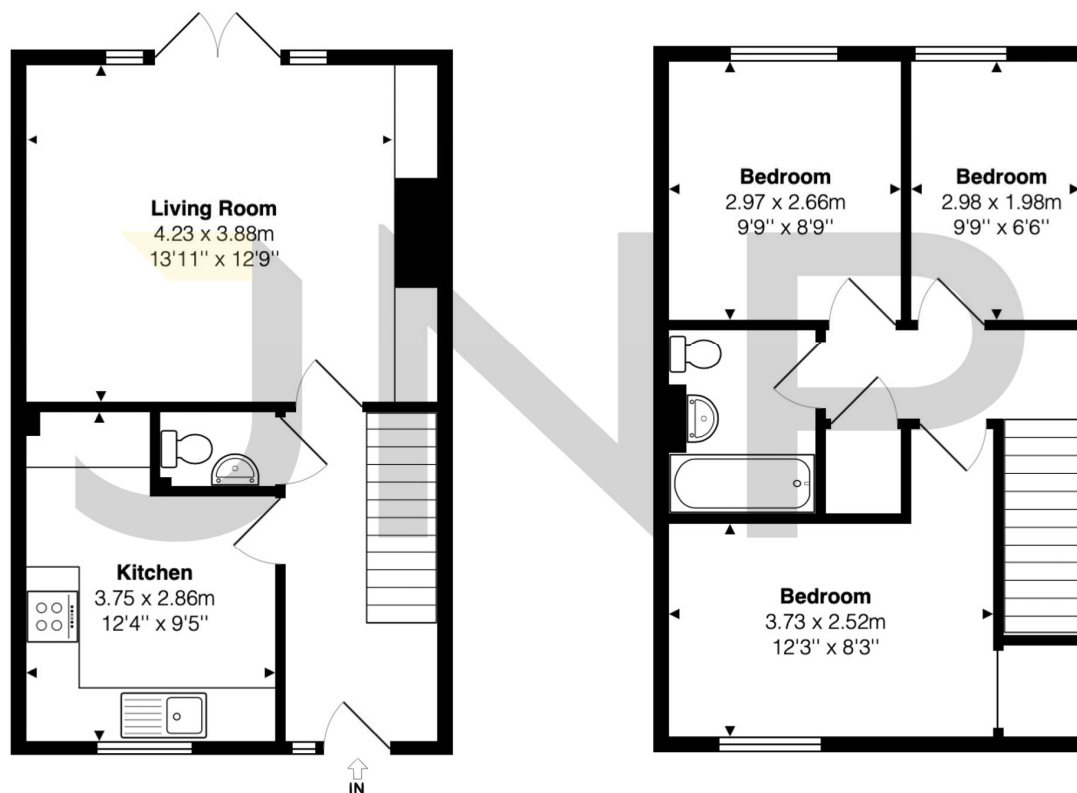
Agents Note

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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 68 SqM (729 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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