



264 Desborough Avenue, High Wycombe, Buckinghamshire, HP11 2TJ Asking price £450,000 *Freehold*

Built-in the 1950s is this beautifully presented, three-bedroom, semi-detached property located to the west side of High Wycombe town centre.

- 1950's Character Charm Family Home
- Modern Kitchen
- Three good-sized bedrooms
- Large Living Room
- Downstairs Cloakroom
- Within Walking Distance to High Wycombe town centre
- Allocated Parking Available
- Long South Facing Garden
- EPC: D



Built-in the 1950s is this beautifully presented, three-bedroom, semi-detached property located to the west side of High Wycombe town centre. The property comprises; an entrance hallway, a dualaspect, a large living room with stunning wooden floors and a log burner, a modern kitchen with integrated white goods, a good-sized dining room, a primary double bedroom with built-in storage, a further double bedroom with built-in storage, a further single bedroom or study with built-in storage, modern family bathroom, utility space off the kitchen with french doors leading out to the garden and downstairs cloakroom.

The property further benefits from a tiered, enclosed, south-facing garden with patio space and a lengthy lawn and it further benefits from allocated parking towards the front of the property. The property boasts character charm throughout is presented beautifully and is within the catchment of many primary and secondary schools including grammar schools making this an ideal family home. The location of the property is within walking

distance to High Wycombe town centre which offers an array of shops, bars, restaurants and cafes located within the Eden centre shopping precinct and further benefits from being a short drive to 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 take the left-hand turning onto Desborough Avenue. Follow this road straight over the first and second roundabout and continue along Desborough Avenue. Head up the hill and the property will be located to your right. You will have reached your destination.

Freehold Notes

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

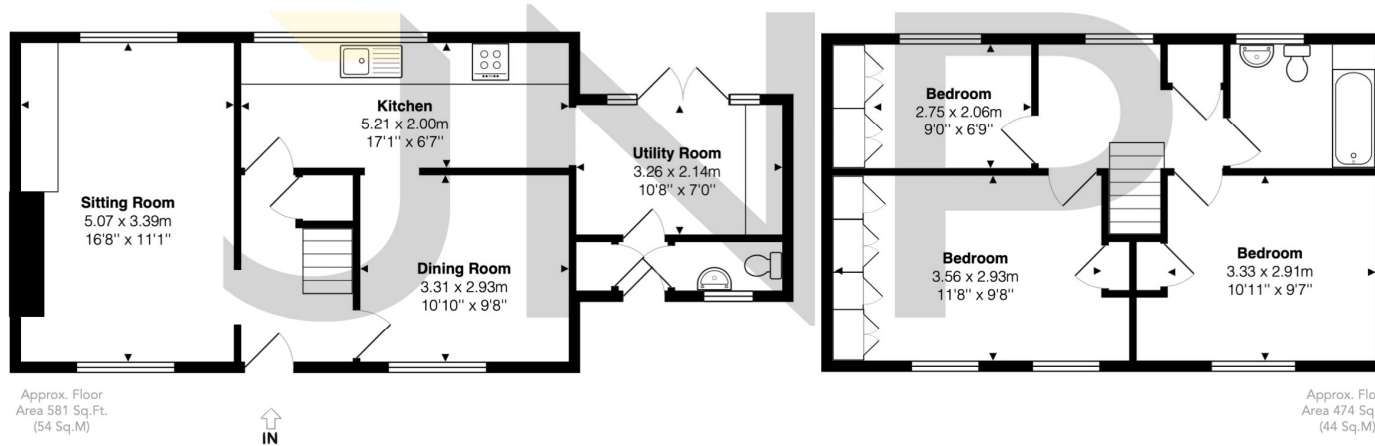
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AML Disclaimer

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 98 SqM (1055 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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