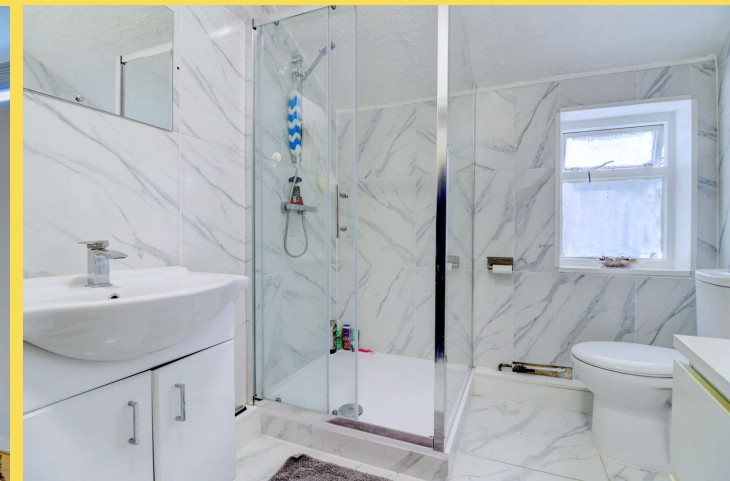




9 Dashwood Avenue, High Wycombe, Buckinghamshire, HP12 3DN      Offers over £315,000 *Freehold*

A well-proportioned three-bedroom semi-detached family home situated within proximity to High Wycombe town centre.

- Semi-detached period house
- Three bedrooms
- Living room
- Dining room
- Kitchen
- Modern bathroom
- Ensuite WC to the main bedroom
- Garden
- Close to the town centre
- EPC: E



A well-proportioned three-bedroom semi-detached family home situated within proximity to High Wycombe town centre. The property is presented in good condition and briefly comprises a bay-fronted living room, dining room, kitchen and a new family bathroom on the ground floor. On the first floor is the main bedroom with an en-suite WC and two further bedrooms. To the rear is an enclosed garden.

The property is within walking distance of High Wycombe town centre where the Eden shopping precinct, numerous restaurants, a library, a theatre and a mainline train station can be found. The property is ideal for any buyer commuting to London or access to High Wycombe town centre.

**Directions**

Leave the town centre in a Westerly direction on the A40 West Wycombe Road and pass the BP petrol station and speed camera. Take the left turning into Mill End Road and take the second left into Dashwood Avenue where the property can be found a short distance along on the right-hand side, indicated by a JNP 'For Sale' Board.

**Freehold Notes**  
Council Tax band C. EPC band E.

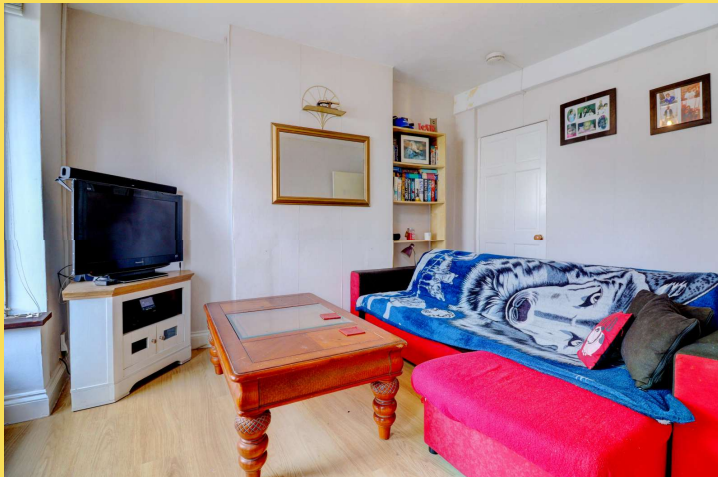
**Agents Note**

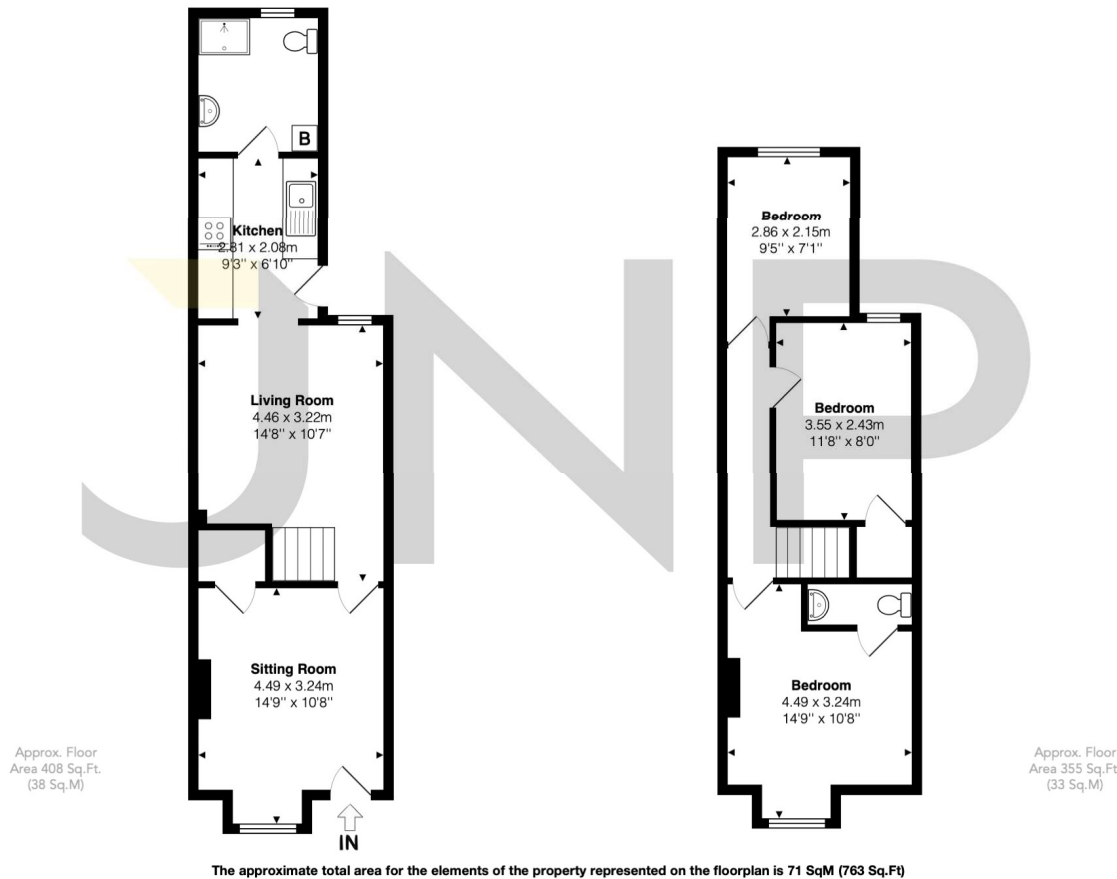
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a

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.





Dashwood Avenue, High Wycombe, Buckinghamshire, HP12 3DN

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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