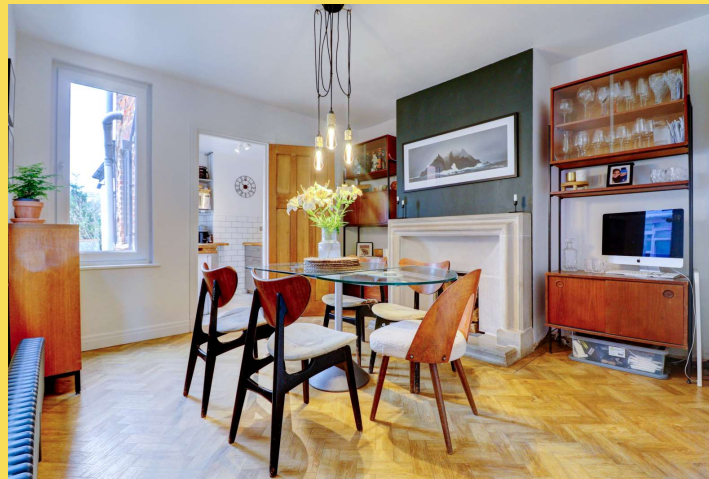




185 Hughenden Road, High Wycombe, Buckinghamshire, HP13 5PL Asking price £375,000 *Freehold*

Built-in 1904 is this beautifully presented, two-bedroom, semi-detached property located to the northwest side of High Wycombe.

- Two Bedroom Semi-Detached Property
- Walking Distance to High Wycombe Train Station
- Perfect for Professional Couples, First Time Buyers and Small Families
- High Specification Throughout
- Two Double Bedrooms
- Driveway Parking for Two Cars
- Low maintenance garden
- Walking Distance to High Wycombe Town Centre
- EPC: D



Built-in 1904 is this beautifully presented, two-bedroom, semi-detached property located to the northwest side of High Wycombe. The property comprises; an entrance hallway, a spacious living room with lovely front bay windows and an original fireplace, a generous dining room with storage and an original fireplace, a modern family kitchen with side access leading to the garden, a primary double bedroom with front bay windows and built-in storage, a secondary double bedroom with built-in storage, a modern family bathroom and separate utility space located to the rear of the property.

The property further benefits from herringbone flooring located downstairs and the original wood flooring upstairs which has been recently redecorated throughout. The property is presented to a high specification throughout and further benefits from driveway parking for two cars and a long rear garden which backs onto the river. The location of the property is within walking distance 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 walking distance to High Wycombe train station which provides easy routes into London via the main train line. This is a very ideal home for first-time buyers, professional couples and small families. An internal inspection is highly recommended to fully appreciate.

Directions

Head out of High Wycombe town centre along Glenister Road and head passed Morrisons on your left. At the roundabout, take the second exit onto Hughenden Road and continue along this road. Head straight over the next roundabout and the property will be located to your left. You will have reached your destination.

Freehold Notes

The property offers a potential rental income of £1400.00-1500.00 PCM. Council Tax band C. EPC band D.

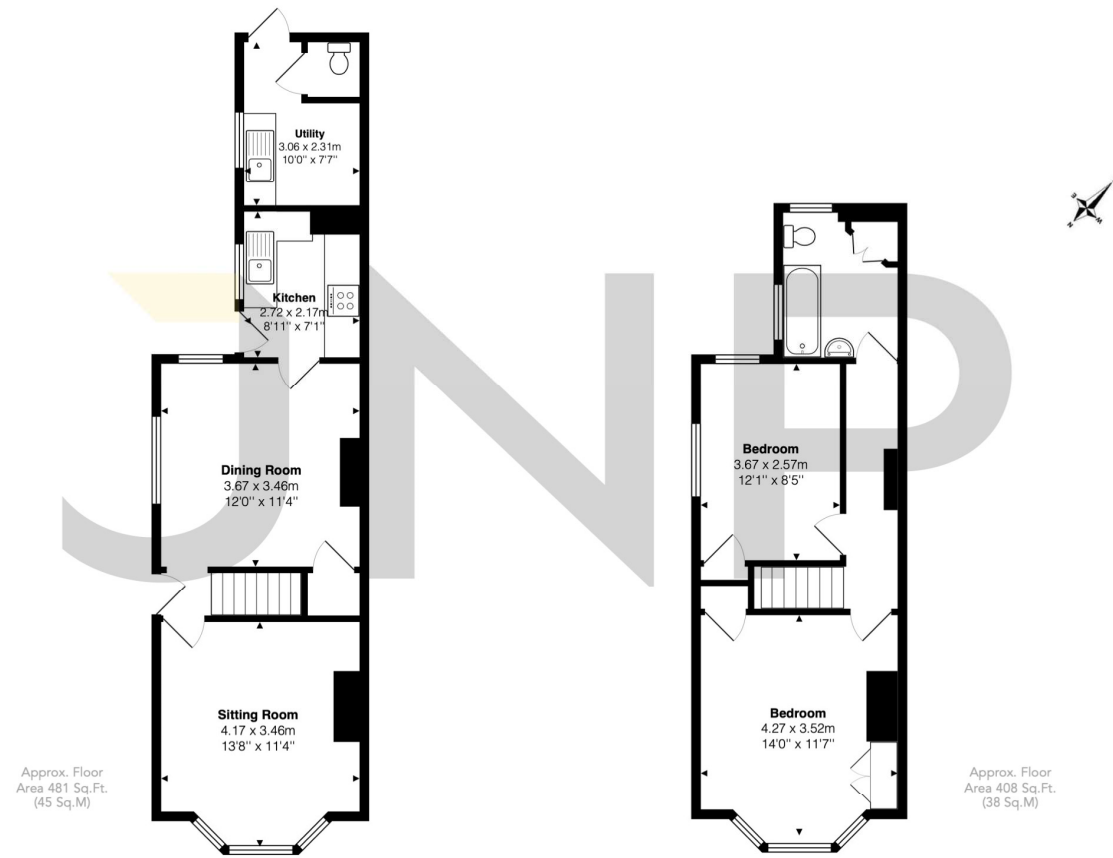
Agents Note

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.





Approx. Floor Area 481 Sq.Ft. (45 Sq.M)

Approx. Floor Area 408 Sq.Ft. (38 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 83 SqM (889 Sq.Ft)

Hughenden Road, High Wycombe, Buckinghamshire, HP13 5PL

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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