



11 Burma Close, High Wycombe, Buckinghamshire, HP13 7RQ Asking price £500,000 *Freehold*

Offering this rarely available and extended five-bedroom, semi-detached, property conveniently positioned in a secluded cul-de-sac towards the east side of High Wycombe town centre.

- Located in a Quiet Cul-De-Sac
- Driveway Parking for multiple cars
- Good-sized extended family home
- Five double bedrooms with En-suites
- Large Corner Plot Garden
- Within a short drive to High Wycombe town centre
- Spacious Living Accommodation
- Within Catchment for Local Schools
- EPC: C



Offering this rarely available and extended five-bedroom, semi-detached, property conveniently positioned in a secluded cul-de-sac towards the east side of High Wycombe town centre.

The property comprises; an entrance hallway, a modern kitchen, a generous living room, a conservatory with French doors leading to the garden, a spacious primary double bedroom, a further four double bedrooms all of which boast en-suite shower rooms, modern family bathroom and utility room with french doors leading to garden. The property being a corner plot boasts a sizeable garden with a shed located at the top of the garden and good patio space acting as a good sun trap and further benefits from driveway parking for multiple cars.

This is a brilliant-sized family home in good condition and would be ideal for first-time buyers, investors, professional couples or small/extended families being within catchment for local primary and secondary schools including grammar schools. The location of

the property 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 is also within 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 along Amersham Hill and take the right hand turning onto Totteridge Road. Follow this road past the traffic lights and up the hill and you will need to take a right turn onto Wingate Avenue. Take the immediate right onto Hillary Road and follow this road along and then take the first right onto Everest Road and then the immediate left on Burma Close. The property will be located at the end of the road and you will have reached your destination.

Freehold Notes
Council Tax band D. EPC band C.

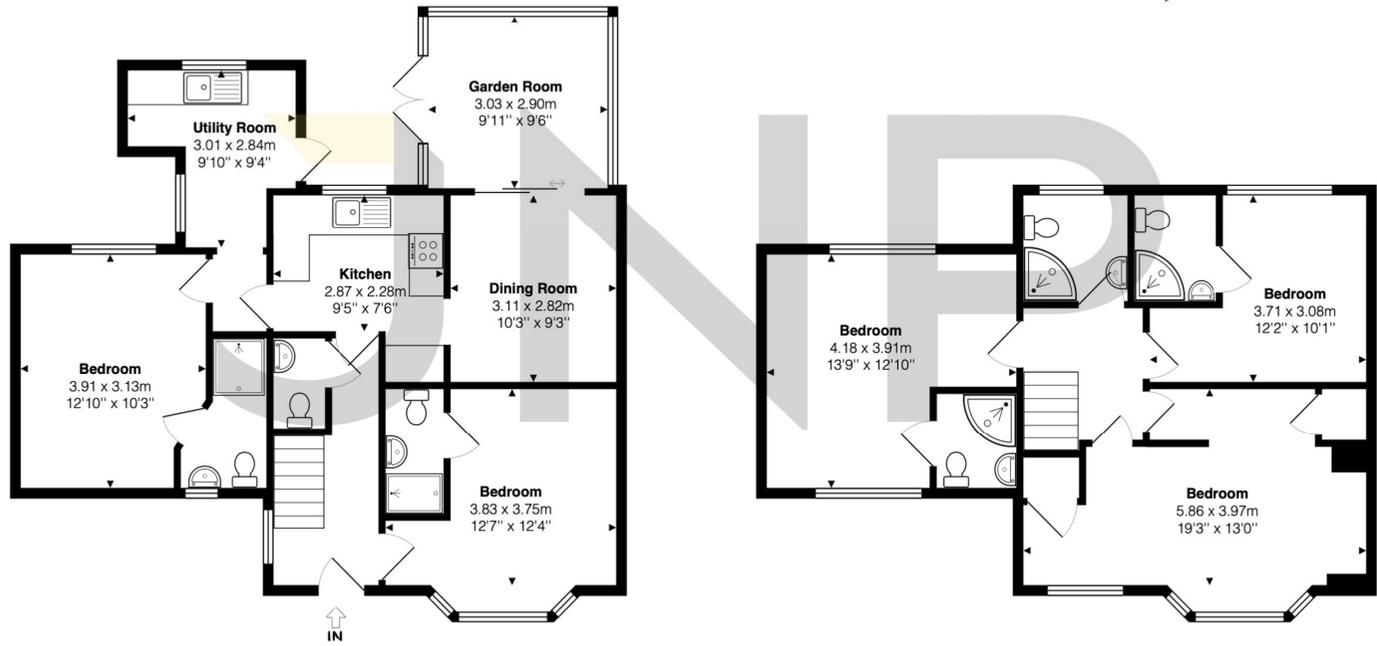
Agents Note

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 766 Sq.Ft. (71 Sq.M)

Approx. Floor Area 599 Sq.Ft. (56 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 127 SqM (1364 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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