



JNP

65 Chequers Avenue, High Wycombe, Buckinghamshire, HP11 1GP

Offers over £585,000 *Freehold*

Built by Berkeley Homes and launched in 2009 within the prestigious Wye Dene development is this beautifully presented, four-bedroom, mid-terraced property located to the east side of High Wycombe.

- Primary Double Bedroom with En-Suite
- Launched in 2009 by Berkeley Homes
- Four Bedroom Family Home
- Finished to a High Specification Throughout
- Garage and Parking Included
- Landscaped, Enclosed Garden
- Desirable Development Location
- Within a Short drive to High Wycombe Town Centre
- EPC: C



Built by Berkeley Homes and launched in 2009 within the prestigious Wye Dene development is this beautifully presented, four-bedroom, mid-terraced property located to the east side of High Wycombe.

This property comprises; an entrance hallway, downstairs cloakroom, an open plan living room/dining room with French doors leading to the garden, a modern family kitchen with built-in appliances some of which have been recently purchased and installed by the owners, a formal living room located to the first floor, a primary double bedroom with built-in storage and en-suite shower room, a further double bedroom with built-in storage, a further double bedroom, a single bedroom or study and a modern family bathroom.

The property has been finished to a high specification and is an ideal family home being within catchment of multiple primary and secondary schools including grammar schools and further benefits from an alarm system with a fob system, gas central heating and double glazing throughout. The property further benefits from a front and rear garden both of which have astroturf and the rear garden is enclosed and has access via the rear which heads out to the garage with parking located inside and in front of the garage.

The location of the property is within a short drive of the High Wycombe town centre which provides an array of shops, bars and restaurants within the Eden Centre shopping precinct and further benefits being within a short drive of High Wycombe train station which provides easy routes into London via the main train line. This is an ideal family home and is suitable for first-time buyers, investors, and families. An internal inspection is highly recommended to fully appreciate.

Directions

Head out of High Wycombe along the London Road and continue along this road. At the first roundabout, head straight over and take the immediate right onto Milan Road. Take the first exit at the roundabout onto Chequers venue 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 £1800.00-2000.00 PCM. Council Tax band E. EPC band C.

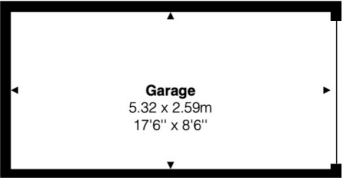
Agents Note

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.

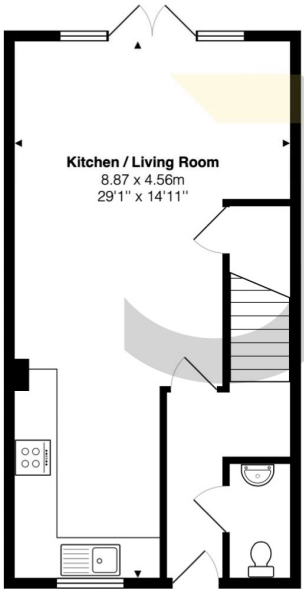
AML Disclaimer

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.





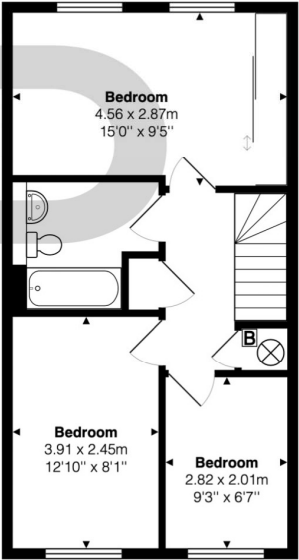
Approx. Floor Area 148 Sq.Ft. (14 Sq.M)



Approx. Floor Area 435 Sq.Ft. (40 Sq.M)



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Approx. Floor Area 436 Sq.Ft. (41 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 135 SqM (1455 Sq.Ft)

Chequers Avenue, High Wycombe, Buckinghamshire, HP11 1GP (Incl Garage)

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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