



45 Friars Gardens, Hughenden Valley, High Wycombe, Buckinghamshire, HP14 4LT

Asking price £650,000 *Freehold*

This beautiful versatile four-bedroom chalet-bungalow has been completely refurbished and is offered to the market with no onward chain.

- Highly desired location
- 3/4 bedroom detached chalet bungalow
- Fully refurbished throughout
- L-shaped kitchen/living area
- Far-reaching views over the Chiltern Hills
- Driveway and Garage
- Two bathrooms
- Versatile living accommodation
- No onward chain
- Enclosed rear garden
- EPC: D



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To appreciate the condition and everything this property has to offer, an internal viewing is highly recommended.

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.

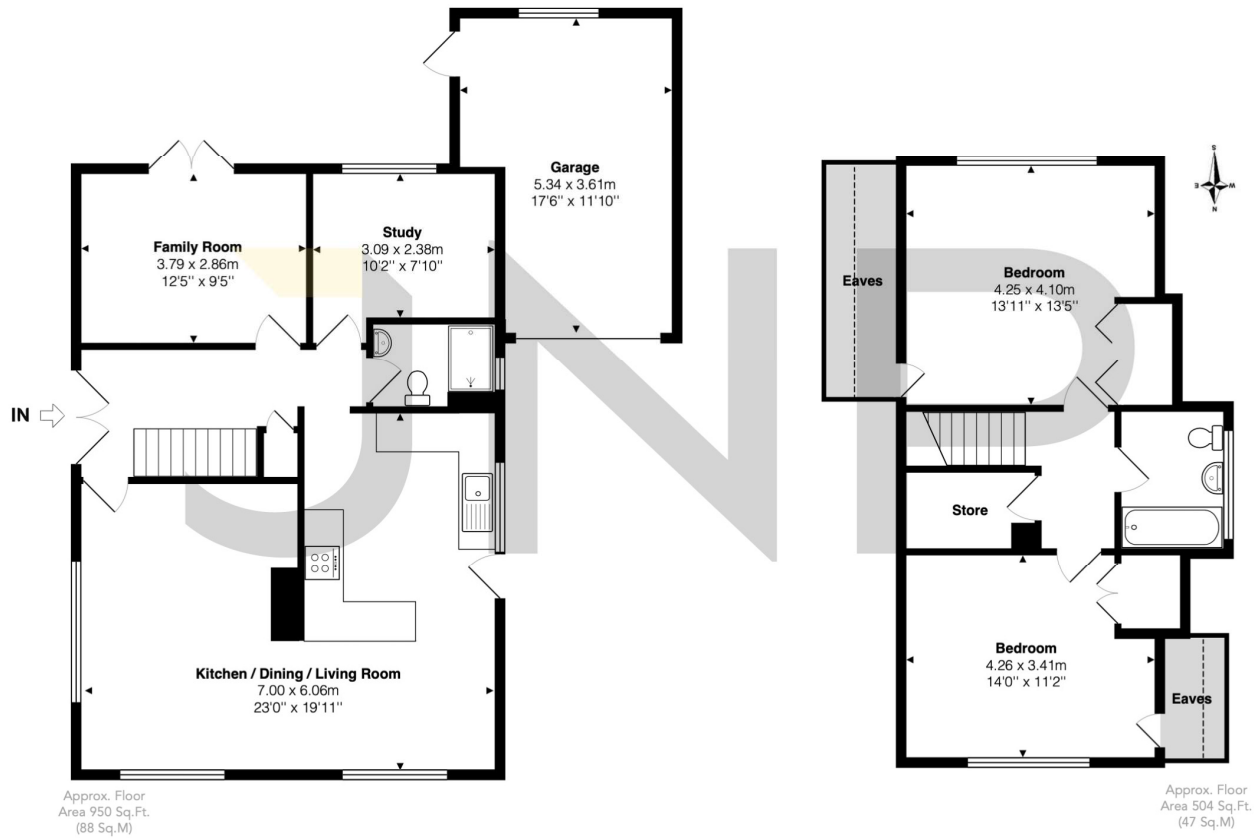
Freehold Notes  
Council Tax band F. EPC band D.

#### 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

The property briefly boasts; an entrance hallway, an open plan L-shape kitchen/diner, two bedrooms on the first floor which could be used as further reception rooms and a downstairs shower room. On the first floor, you will find two double bedrooms both with built-in wardrobes and further modern bathroom. Further benefits include; a garage, driveway, enclosed rear garden, front garden, gas central heating and double glazing throughout.





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