



6 California Way, High Wycombe, Buckinghamshire, HP11 1AQ Asking price £550,000 *Freehold*

Built-in 2016 and owned from new is this stunning, three/four-bedroom, semi-detached family home located in the desirable Pine Trees development located to the southeast side of High Wycombe town centre.

- Built-in 2016 and Owned from New
- Three Bedroom Semi Detached Family Home
- Finished to a High Specification Throughout
- Primary Bedroom with En-Suite
- Driveway Parking for Multiple Cars
- Short Drive to High Wycombe Town Centre
- Desirable New Development Location
- EPC: B



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Wycombe train station which provides easy routes into London via the main train line. This property has been finished to a high specification throughout and is an ideal family home being within catchment for both exceptional primary and secondary schools including grammar schools. An internal inspection is highly recommended to fully appreciate.

Freehold Notes
The property offers a potential rental income of £1700.00-1800.00 PCM. Council Tax band D. EPC band B.

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.

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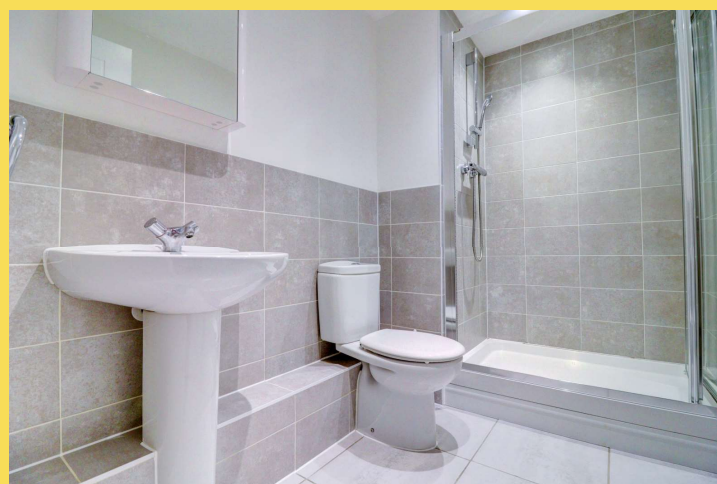
Directions

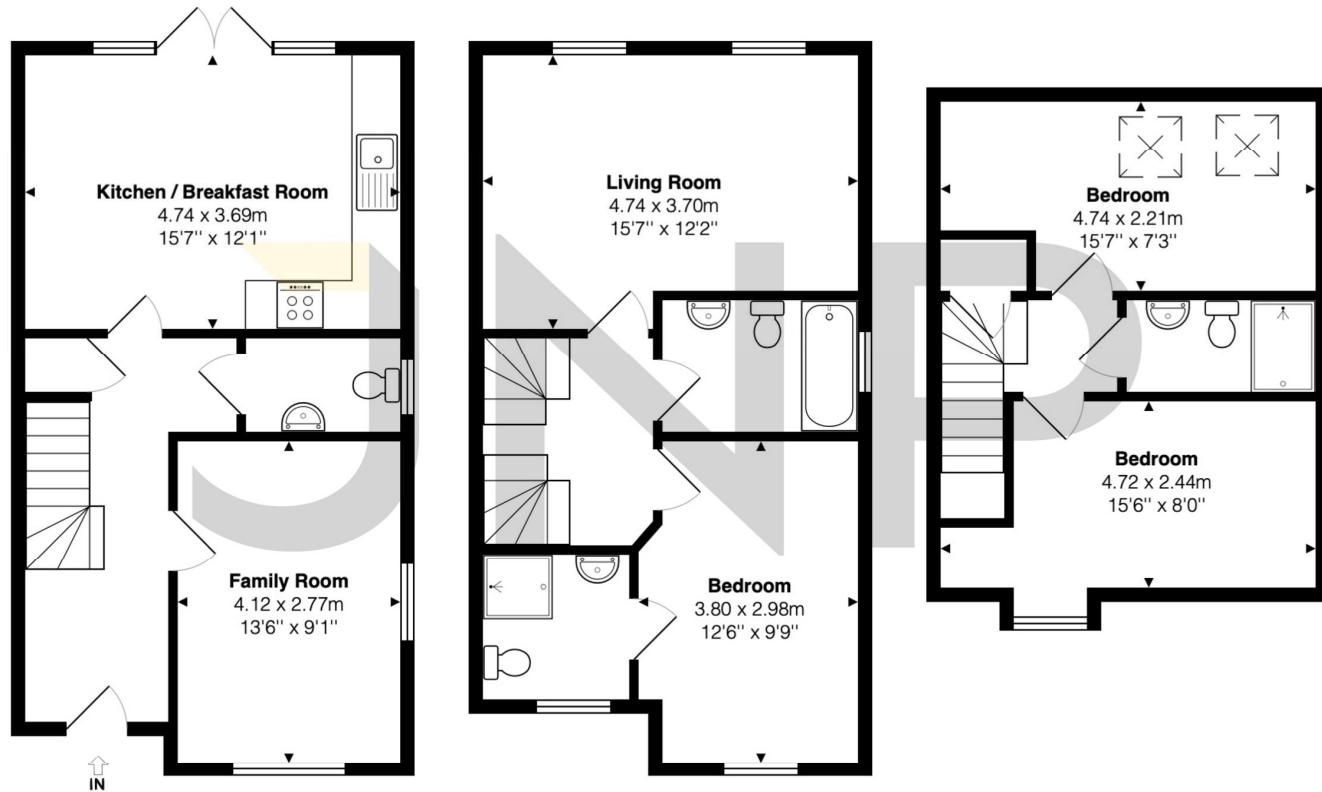
Head out of High Wycombe town centre in a southerly direction along Marlow Hill and take the left-hand turning onto Daws Hill Lane. Follow the road along and head straight over the large roundabout just past the Pine Trees development. Take the first left onto California Way and the property will be located to your right. You will have reached your destination.

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The property comprises; a spacious entrance hallway, a stunning, open-plan kitchen/diner with French doors leading to the garden, a large study or additional reception room, a further large living room, a primary double bedroom with en-suite, a further two double bedrooms, modern family bathroom and downstairs cloakroom.

The property further benefits from driveway parking for multiple cars, a good-sized, enclosed garden and CCTV located throughout the property. The location of the property is within a short drive of High Wycombe town centre offering an array of shops, bars and restaurants within the Eden Centre shopping precinct and further benefits from a short drive to the High





The approximate total area for the elements of the property represented on the floorplan is 111 SqM (1198 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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