

JNP



14 Rushbrooke Close, High Wycombe, Buckinghamshire, HP13 7QN

Asking price £400,000 *Freehold*

Situated in a sought-after quiet residential cul-de-sac is this two-bedroom semi-detached house backing directly onto woodland and is offered to the market with no onward chain making it an ideal first-time purchase.

- Two-bedroom semi-detached home
- Three reception rooms
- Driveway parking
- Backing onto Woodlands
- Garage room with power and lighting
- Cul-de-sac location
- Ideal for first-time buyers
- Walking distance to Totteridge Common
- No onward chain
- Requiring some modernisation
- EPC: D



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The accommodation briefly comprises; a lounge, dining room, fitted kitchen, conservatory, two double bedrooms and bathroom. Further benefits include; a garage converted into an extra room with power and lighting, an enclosed tiered rear garden, driveway parking, double glazing and gas central heating.

The property is situated in a tucked-away position on the outskirts of High Wycombe and provides access to The Royal Grammar School, the M40 Motorway, multiple shopping facilities incorporating the Eden shopping and

leisure precinct and a mainline train station. An internal inspection is highly recommended.

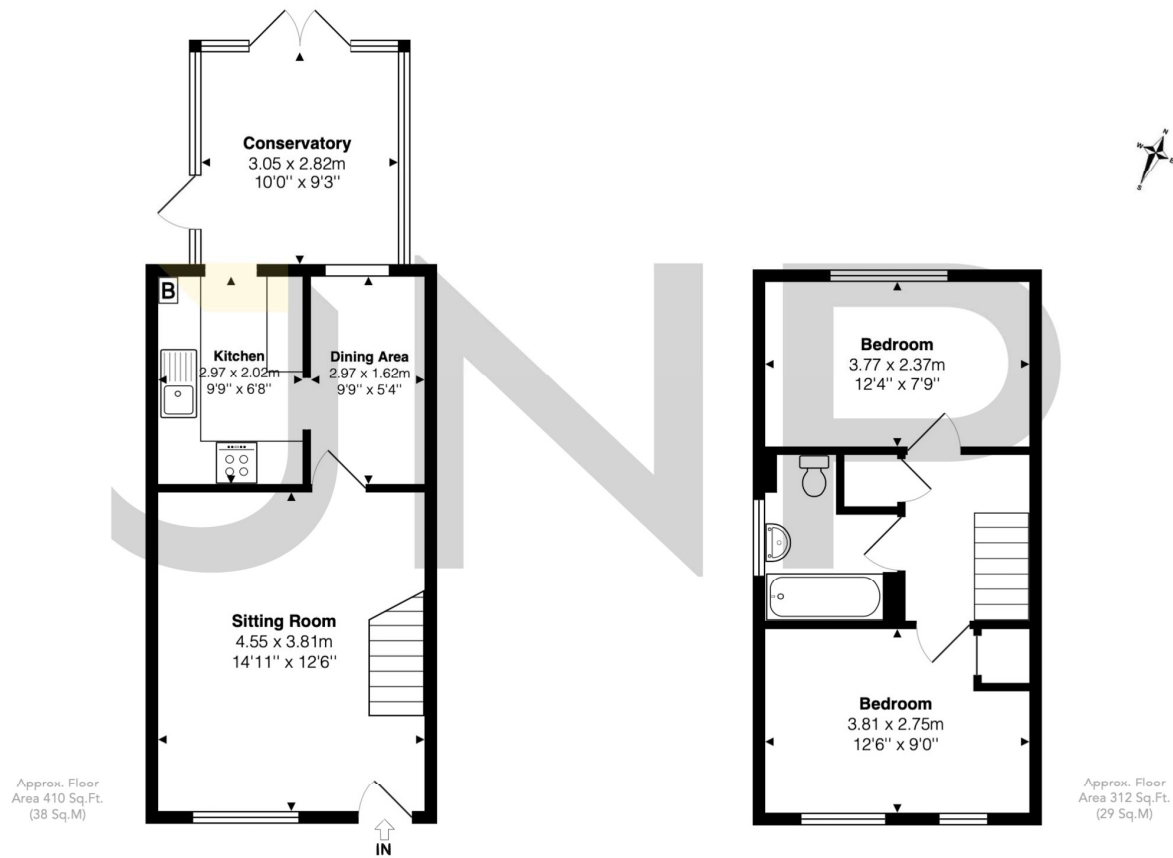
Directions From our office in Crendon Street proceed up where the road automatically turns into Amersham Hill and then Amersham Road. Continue through a series of traffic lights and at the second roundabout turn right into Totteridge Lane. Take the first left into Tyzack Road and then first left into Rushbrooke Close where the property can be found on the left-hand side.

Freehold Notes
Council Tax band C. EPC band TBC.

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 AIG (KH) Ltd T/A JNP.

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.





The approximate total area for the elements of the property represented on the floorplan is 722 SqM (67 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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