



133 Spearing Road, High Wycombe, Buckinghamshire, HP12 3LB Asking price £385,000 *Freehold*

An extended family home was found to the South of High Wycombe town centre.

- Extended Semi-Detached House
- Three Bedrooms
- Open Plan Kitchen Diner
- Utility Room
- Shower Room
- Ensuite
- Enclosed Rear Garden
- Driveway Parking
- EPC: C



An extended family home was found to the South of High Wycombe town centre. The property boasts a fantastic open-plan living kitchen diner with a modern high gloss kitchen with a large central island with a sit-up breakfast bar and French doors to the rear garden. The ground floor also consists of a utility room, shower room and separate living room. To the first floor three bedrooms with an ensuite to bedroom one. Externally the property offers an enclosed rear garden with a patio and driveway parking to the front for two cars.

The property is found within a short walk of local amenities with schools and bus routes also nearby, as is Junction 4 of the M40. High Wycombe is a short journey from the property with its Eden shopping centre, theatre and mainline train station.

Directions:

From the town leave the town and ascend Marlow Hill. At the brow of the hill move across into the third lane and continue through the traffic lights taking the first turn onto Marlow Road. Continue over the first roundabout and turn right at the second onto Cressex Road. follow along, through the next traffic lights and at the roundabout turn right onto New Road. continue along and as the road starts to descend turn right into Rutland Avenue. Continue over the roundabout and take the fifth turning on the left into Cross Road and turn left at the end where the property can be found a short distance along on the left-hand side.

Freehold Notes

Council Tax band C. EPC band C.

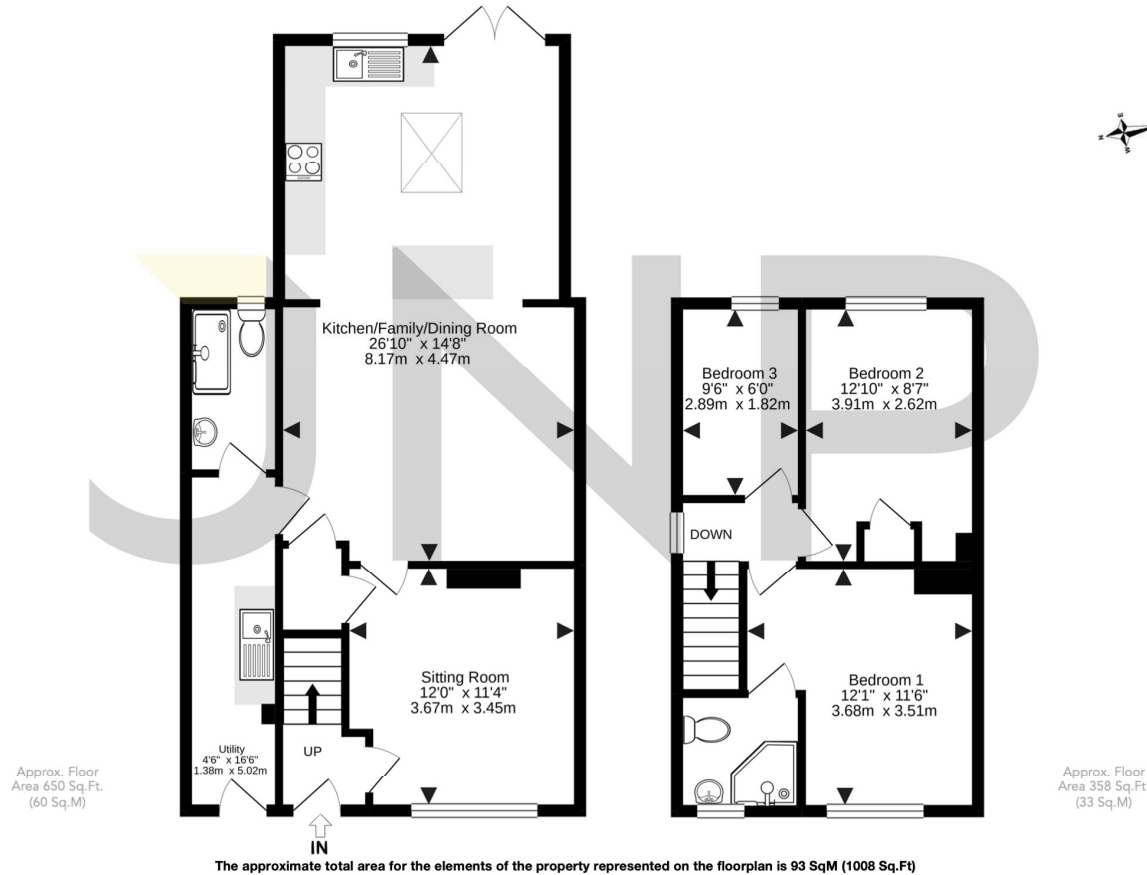
Agents Note

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 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.





Spearing Road, High Wycombe, Buckinghamshire, HP12 3LB

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.

High Wycombe Sales (JNP)
01494 528000
wyc@jnp.co.uk

27 Crendon Street
High Wycombe, Buckinghamshire, HP13 6LJ



@JNPestateagents



@jnpestateagents

JNP is a trading name of JNP Estate Agents Ltd registered in England at Howard House, 3 St Mary's Court, Blossom Street, York, YO24 1AH. Company number 03764697. 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.