



13 New Drive, High Wycombe, Buckinghamshire, HP13 6JS      Asking price £550,000 *Freehold*

Built on the desirable New Drive road is this beautifully presented three-bedroom detached bungalow situated on the northeast side of High Wycombe.

- Detached family home
- Catchment area for Grammar Schools
- Good size bedrooms
- Converted loft room
- Two reception rooms
- South-facing rear garden
- Garage and driveway
- Fitted kitchen with utility room
- Bay fronted windows
- Separate cloakroom
- EPC: E



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schools including grammar. An internal inspection is highly recommended to fully appreciate.

#### 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.

The property briefly boasts; an entrance hallway, a fitted kitchen leading to a utility room, a dining room, a spacious lounge with sliding doors leading to the south-facing rear garden, a modern four-piece bathroom, cloakroom, two large double bedrooms with bay fronted windows and a converted loft room. The property further benefits from driveway parking for multiple cars and a garage located to the rear of the property plus storage within the enclosed, well-maintained garden. The location of the property is within a short drive of High Wycombe town centre which provides an array of shops, bars and restaurants within the Eden Centre shopping precinct and further benefits from being within a short drive to High Wycombe train station which provides easy routes into London via the main train line. This is an ideal family home being within the catchment of multiple primary and secondary

#### Directions

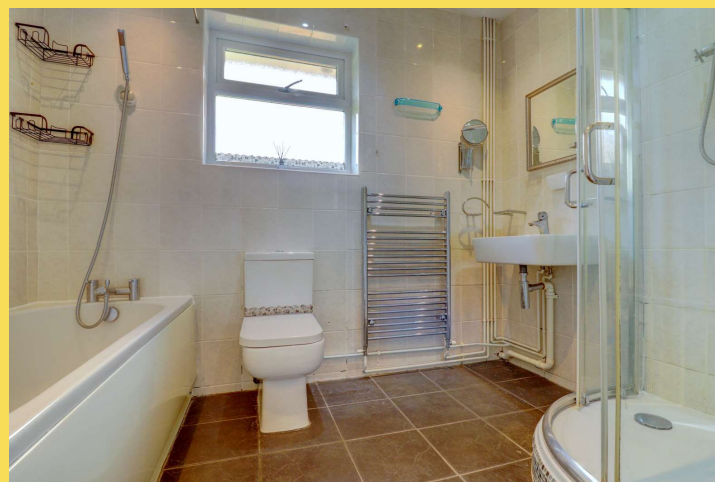
Head out of High Wycombe town centre along Amersham Hill and take the right hand turning onto Totteridge Road. Follow the road up the hill and take the left hand turning onto The Crescent and then take the first right onto New Drive, Follow this road along and the property will be located to your left. You will have reached your destination.

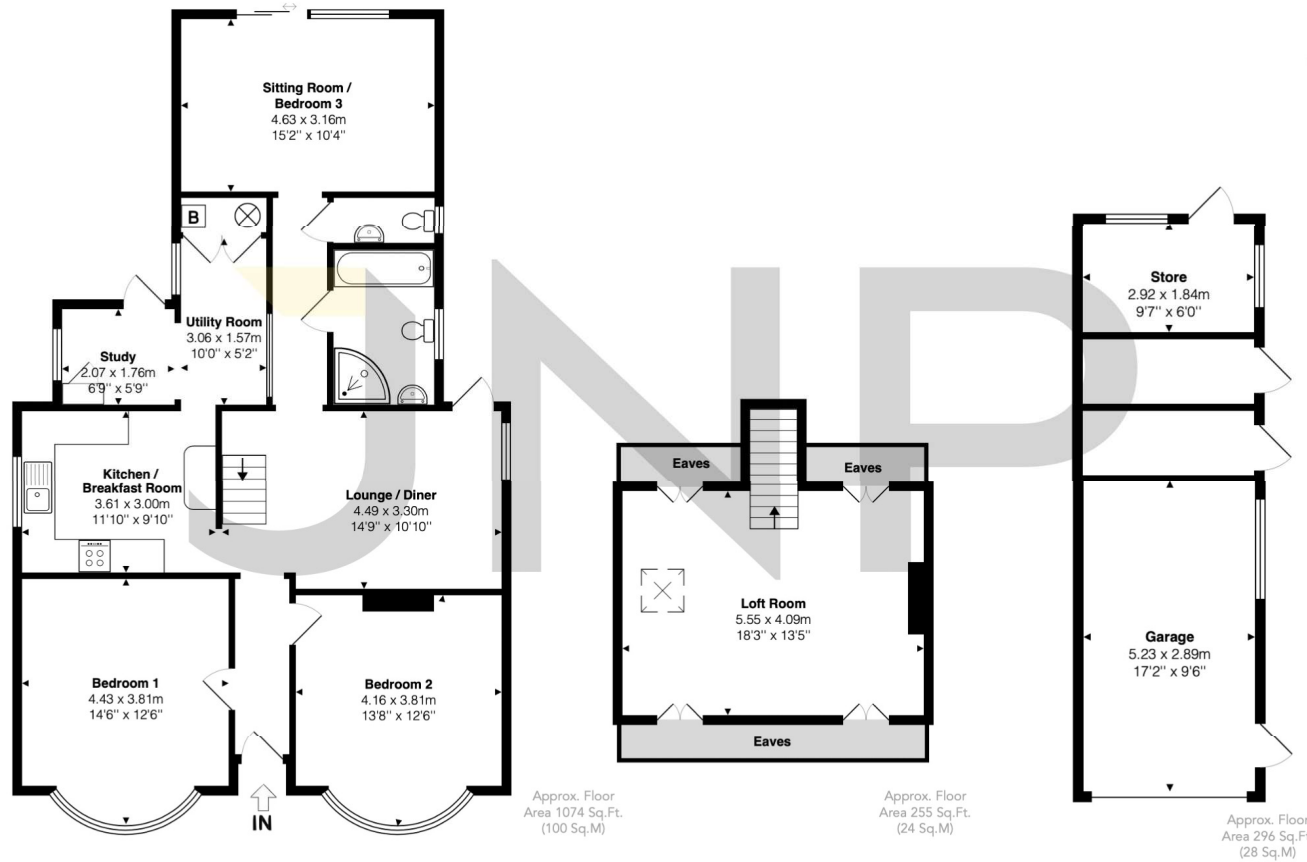
#### AML Disclaimer

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

The property offers a potential rental income of £1600.00-1800.00 PCM. Council Tax band E. EPC band E.





The approximate total area for the elements of the property represented on the floorplan is 151 SqM (1625 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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