



92 Bowerdean Road, High Wycombe, Buckinghamshire, HP13 6AZ      Asking price £425,000 *Freehold*

Offering this beautifully presented, three-bedroom, semi-detached family home located to the Northeast side of High Wycombe town centre.

- Driveway Parking for Multiple Cars
- Large Outbuilding within the Garden
- Beautifully Presented Throughout
- Primary Double Bedroom with En-Suite
- Enclosed Landscaped Garden
- Within Walking Distance to the Train Station
- Spacious Living Accommodation
- EPC: D



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Centre shopping precinct and further benefits from being within walking distance to High Wycombe train station which offers easy routes into London via the main train line.

Freehold Notes  
The property offers a potential rental income of £1400.00-1600.00 PCM. Council Tax band C. EPC band D.

The property comprises an entrance hall, a large living room with a stunning log burner, a generous modern kitchen with integrated white goods and ample room for a breakfast table, a downstairs modern family bathroom, a primary double bedroom with built-in storage and modern en-suite shower room, a secondary double bedroom and a further third double bedroom.

This is a fantastic family home being within the catchment of various primary and secondary schools including grammar, an internal inspection is highly recommended to fully appreciate.

#### Directions

Head out of High Wycombe town centre along Amersham Hill and take the first right-hand turning onto Totteridge Road.

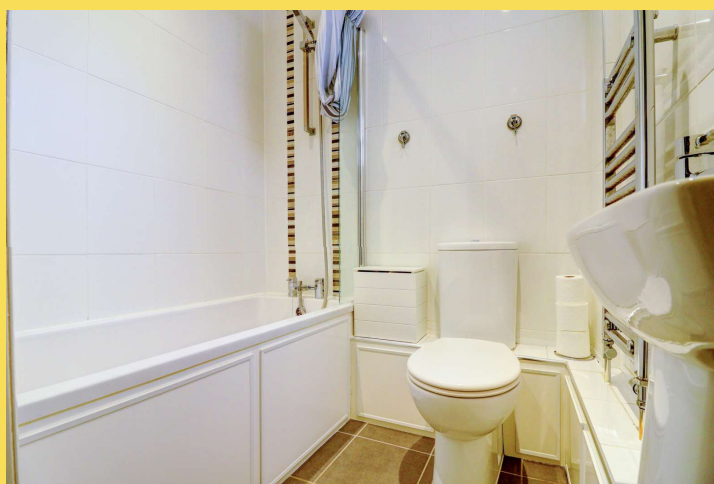
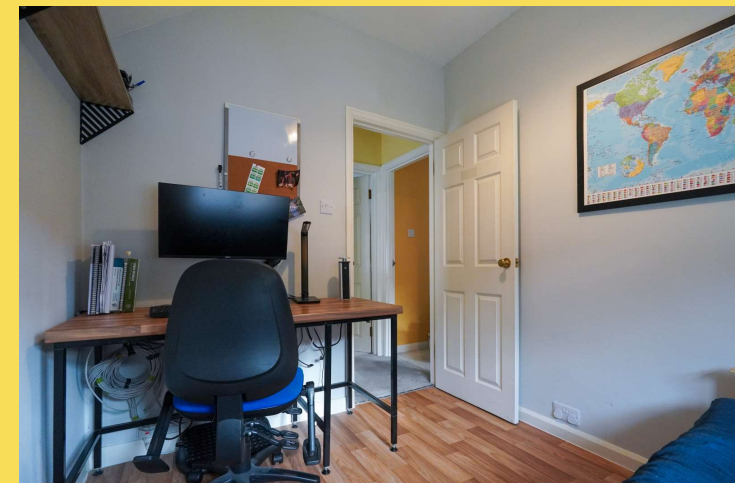
Follow this road along and at the traffic lights, take the right hand turning onto Bowerdean Road and follow the road along. The property will be located on the right-hand side and you will have reached your destination.

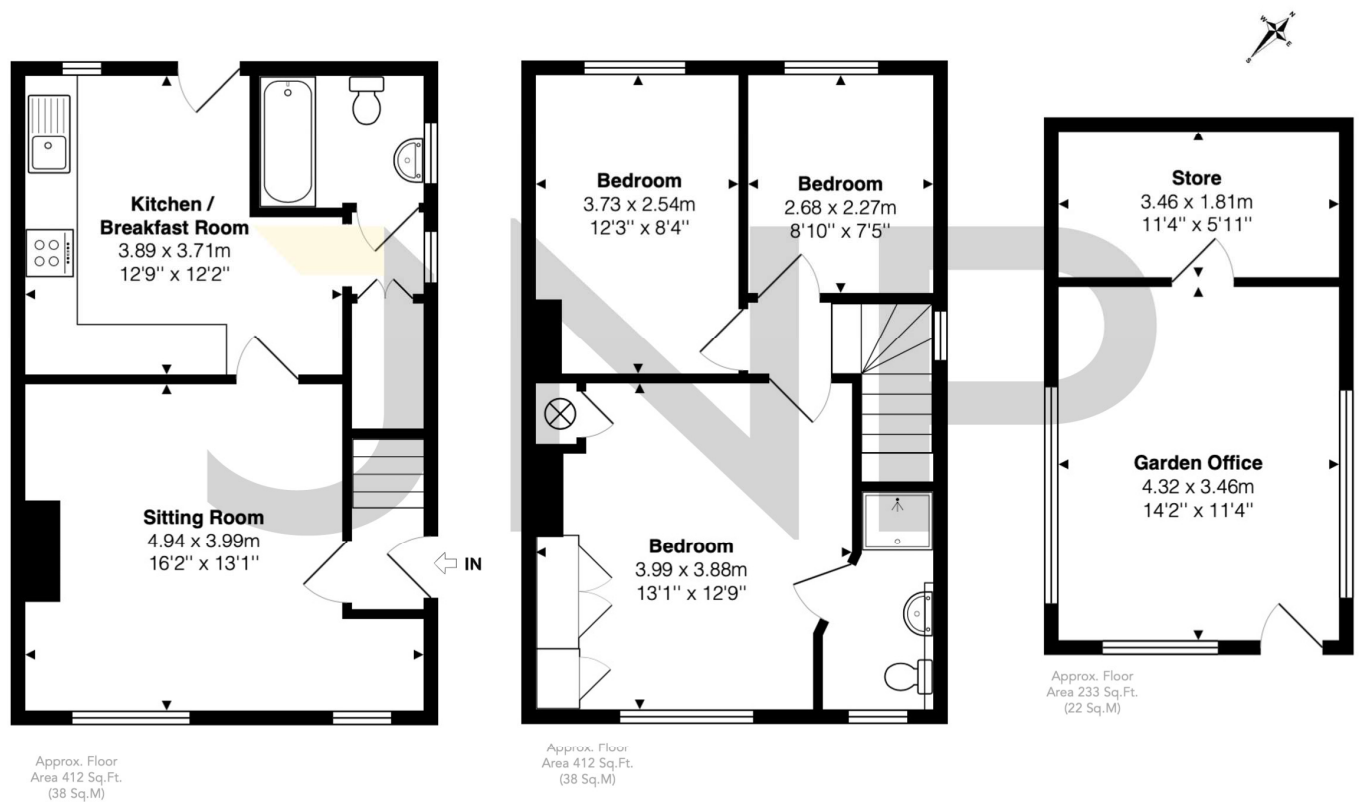
Agents Note  
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use 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 property further benefits from an enclosed and landscaped rear garden which acts as a lovely sun trap and also contains a multi-functional outbuilding which is currently being used as additional office space the property further benefits from driveway parking for two cars. The location of the property is within walking distance to High Wycombe town centre which offers an array of shops, bars and restaurants within the Eden





The approximate total area for the elements of the property represented on the floorplan is 98 SqM (1058 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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