



**JNP**

**3 John Hall Way, High Wycombe, Buckinghamshire, HP12 4SG**

**Offers over £350,000 *Freehold***

Located to the south of High Wycombe is this modern semi-detached home providing ideal access to Junction 4 of the M40.

- Two bedroom semi-detached house
- Modern kitchen
- Living and dining room
- Family bathroom & en-suites to main bedroom
- Downstairs cloakroom
- Generous garden
- Allocated parking space
- Schools close by
- Close to junction 4 of the M40
- Viewing highly recommended
- EPC: To be confirmed



Located to the south of High Wycombe is this modern semi-detached home providing ideal access to Junction 4 of the M40 along with local schooling, shopping facilities, leisure centre, cinema complex and department stores.

The property offers a modern kitchen, living/dining room and a cloakroom on the ground floor. On the first floor is the principal bedroom with an en-suite shower room, a second double bedroom and a family bathroom. To the rear is an enclosed garden with a gate at the rear which leads to an allocated parking.

The property provides convenient access to High Wycombe town centre where the Eden shopping precinct, numerous restaurants, library and theatre can be found. For the commuter there is a frequent rail service to London, Marylebone and the M40 Motorway is close by.

#### Directions

From our office in Crendon Street proceed onto Easton Street and bear right at the traffic lights to join Abbey Way. Bear left at the first mini-roundabout and left at the second to ascend Marlow Hill. Continue through the first two sets of traffic lights and bear right at the third, then left into Marlow Road. At the second roundabout turn right into Cressex Road and proceed through the traffic lights. Whilst John Hall Way is found on the left at the next roundabout, we recommend that you turn left before the roundabout for access to the parking and carport.

#### Freehold Notes

Council Tax band C. EPC band TBC.

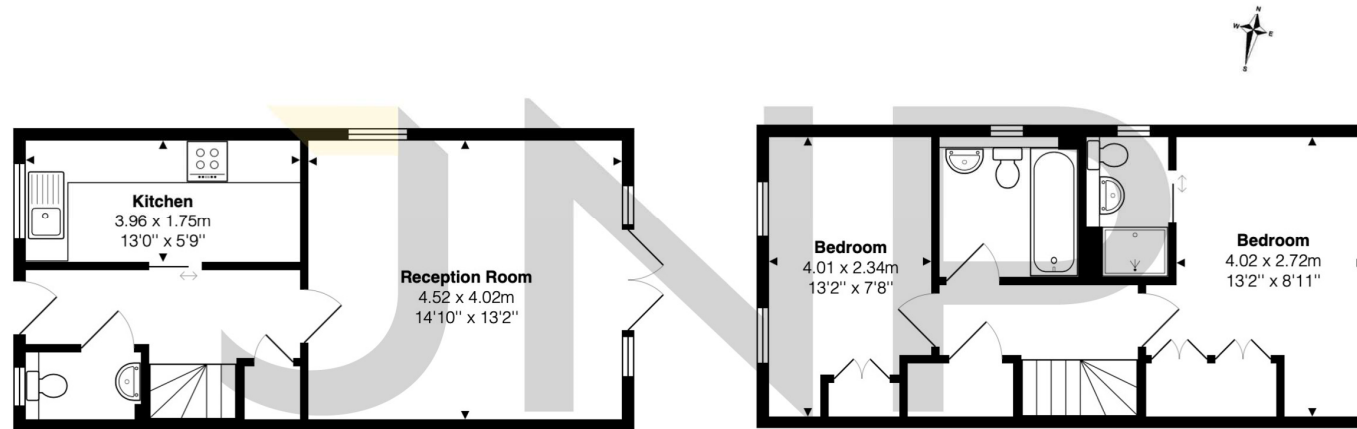
#### Agents Note

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 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.





The approximate total area for the elements of the property represented on the floorplan is 68 SqM (732 Sq.Ft)

John Hall Way, High Wycombe, Buckinghamshire, HP12 4SG

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.

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

27 Crendon Street  
High Wycombe, Buckinghamshire, HP13 6LJ



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.