

278 Rutland Avenue, High Wycombe, HP12 3LX

Offers Over £400,000 *Freehold*

Well-presented extended bungalow on the southwest side of High Wycombe, offering spacious family living and excellent primary, secondary and grammar school catchments.

- Driveway Parking For Multiple Cars
- Catchment of Primary, Secondary & Grammar Schools
- Outbuilding Located Within An Enclosed Rear Garden
- Three Good-Sized Bedrooms
- Well-Presented Property Throughout
- Ideal For Families
- Extended Property To The Side
- EPC: To be confirmed







Nestled on the southwest side of High Wycombe town centre, this well-presented and extended three-bedroom bungalow, built in the 1970s, offers an ideal family home within the catchment area of fantastic primary, secondary, and grammar schools.

Upon entering, you'll find an inviting entrance porch leading into a modern kitchen, perfect for culinary enthusiasts. The spacious living room provides ample space for relaxation and entertaining. The property boasts three good-sized double bedrooms, a contemporary family bathroom, and a convenient utility area.

Externally, the property benefits from a generous driveway providing parking for multiple cars. The enclosed rear garden features a versatile outbuilding, offering additional storage or potential for a home office/hobby space.

High Wycombe town centre offers an array of shops, bars, restaurants, and other local amenities within the popular Eden Centre shopping precinct. Commuters will appreciate the easy access to the M40 (Junction 4) and High Wycombe train station, providing direct routes into London via the main train line.

An internal inspection is highly recommended to fully appreciate the space, presentation, and convenient location of this excellent family home.

Freehold Notes
The property offers a potential rental income of £1,700-£1,800.00 PCM. Council Tax band D. EPC band to be confirmed.

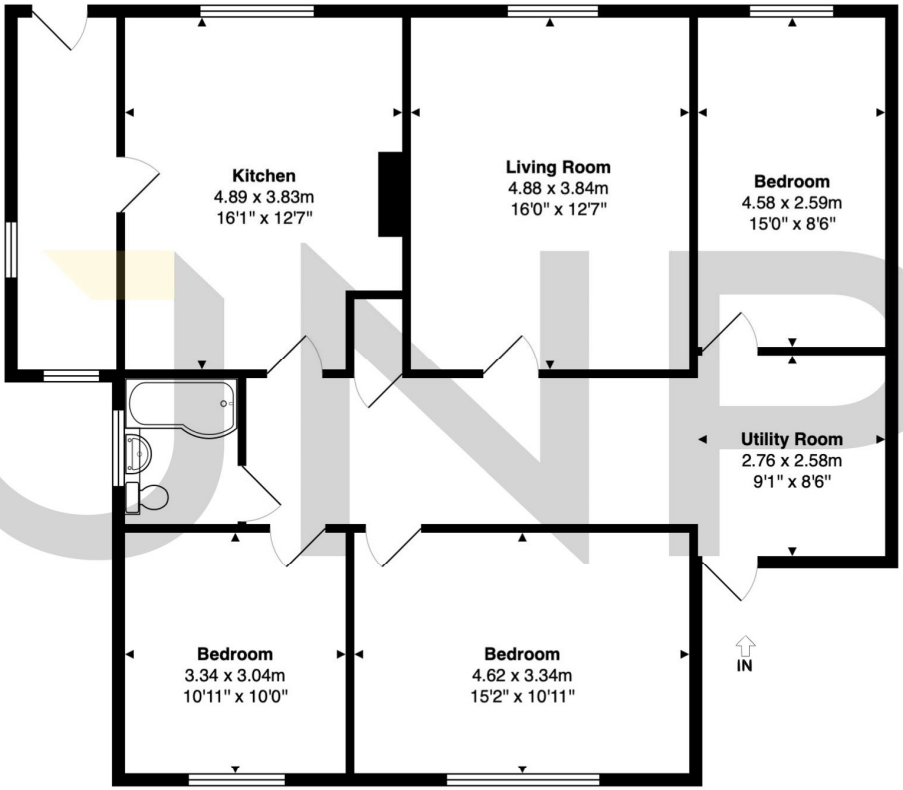
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AML Disclaimer
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.







The estimated total area for the elements of the property represented on the floorplan is 109 SqM (1170 Sq.Ft)

Rutland Avenue, High Wycombe, Buckinghamshire, HP12 3LX

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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