

24 New Drive, High Wycombe, HP13 6JS

Asking Price £425,000 *Freehold*

Rarely available detached bungalow in a popular location, offering excellent potential.

- Convenient for High Wycombe town centre and railway station
- Potential To Extend, Subject To Planning
- Driveway Parking
- Close to local amenities
- Entrance Hall
- Lounge
- Fitted Kitchen
- Shower Room
- Two Double Bedrooms
- Rear Garden With Patio Area
- EPC: B







A well-positioned two-bedroom detached bungalow offering excellent potential for further improvement and extension, subject to the necessary planning permissions.

Situated in a popular residential location, this two-bedroom detached bungalow presents an exciting opportunity for buyers looking for single-level living with the added benefit of potential to extend, subject to planning permission.

The accommodation briefly comprises an entrance hall providing access to the principal rooms, two well-proportioned double bedrooms, a comfortable lounge/diner, fitted kitchen and shower room.

Externally, the property enjoys a rear garden featuring a patio area, providing a pleasant space for outdoor seating and entertaining. To the front, there is driveway parking.

The property offers scope for buyers to personalise and modernise to their own taste, while the potential to extend (subject to planning) could provide an opportunity to increase the existing accommodation and add further value.

An early viewing is highly recommended to appreciate the accommodation, plot and potential this detached bungalow has to offer.

Tenure: Freehold
The property offers a potential rental income of £1,400 PCM. Council Tax band D. EPC band D.

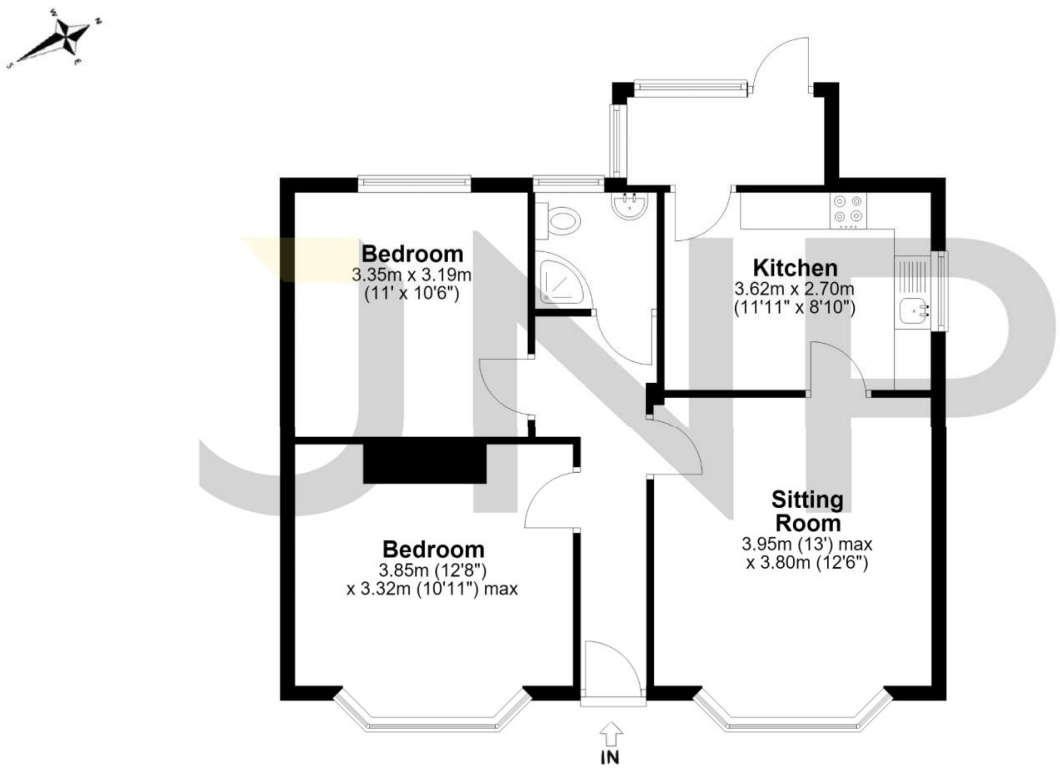
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AML Disclaimer
Please note that it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note that we shall require proof of funds before we instruct the sale, together with your instructed solicitors.







The approximate total area for the elements of the property represented on the floorplan is 63 SqM (678 Sq.Ft)

24 New Drive, High Wycombe, Buckinghamshire, HP13 6JS

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

@JNPestateagents @jnpestateagents

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