

The logo consists of the letters 'JNP' in a bold, black, sans-serif font, set against a solid yellow rectangular background.

105 Chequers Avenue, High Wycombe, HP11 1GP

Asking Price £500,000 *Freehold*

A well-presented 3/4 bedroom town house on the popular Wye Dene estate, close to M40 access and within catchment for fantastic schools, including grammar. The property offers versatile accommodation arranged over three floors.

- Excellent Access To The M40
- Within Catchment For Fantastic Schools, Including Grammar Schools
- Two Designated Parking Spaces Plus Additional Visitor Parking
- Modern, Fully Fitted Open-Plan Kitchen/Living/Dining Room
- Principal Bedroom With En-Suite Bathroom
- Versatile Living Room/Bedroom Four
- Two Further Double Bedrooms And Four-Piece Family Bathroom
- Well-Maintained, Enclosed Rear Garden
- EPC: To be confirmed



A well-presented 3/4 bedroom town house on the popular Wye Dene estate, close to M40 access and within catchment for fantastic schools, including grammar. The property offers versatile accommodation arranged over three floors.

The ground floor comprises a modern, fully fitted open-plan kitchen/living/dining room, a convenient cloakroom completes this level. On the first floor is the principal bedroom, benefiting from an en-suite bathroom, alongside a versatile living room/bedroom four. This flexible space could be used as an additional reception room, home office or fourth bedroom to suit individual requirements. The second floor provides two further double bedrooms and a four-piece family bathroom, offering a bath and separate shower facilities. To the rear is a well-maintained, enclosed garden, providing a private outdoor space to relax and entertain. The property further benefits from two designated parking spaces and additional visitor parking.

Located on the ever-popular Wye Dene estate, several amenities are found close by. M&S Food at the nearby retail park is just a few minutes' walk away, while local bus stops are also within easy reach. High Wycombe town centre is easily accessible and offers a wide range of shopping, leisure and entertainment facilities, including the Eden Shopping Centre, theatre and mainline train station, providing convenient rail connections. An internal inspection is highly recommended to fully appreciate the accommodation, versatility and convenient location this excellent family home has to offer.

Directions

Leave the town in an easterly direction on the A40 London Road. Continue over two roundabouts and move across into the right-hand lane. At the traffic lights turn right into the Wye Dene development and at the water feature roundabout turn left into Chequers Avenue where the property can be found on the left-hand side. You will have reached your destination.

Tenure: Freehold

The property offers a potential rental income of £2,250 PCM.
Council Tax band D. EPC band to be confirmed.

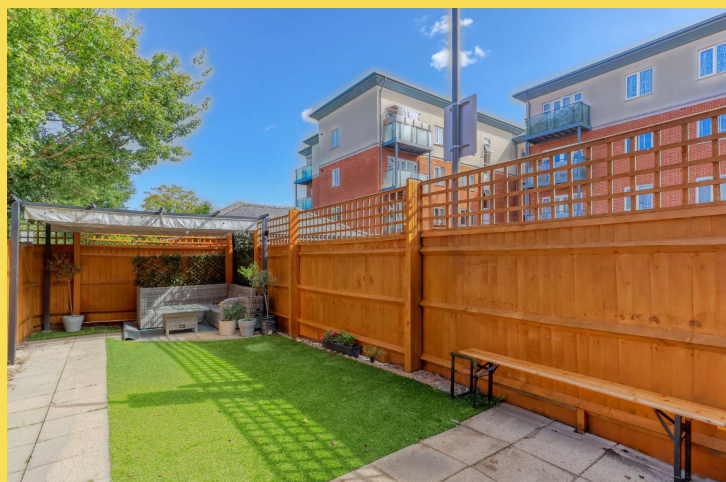
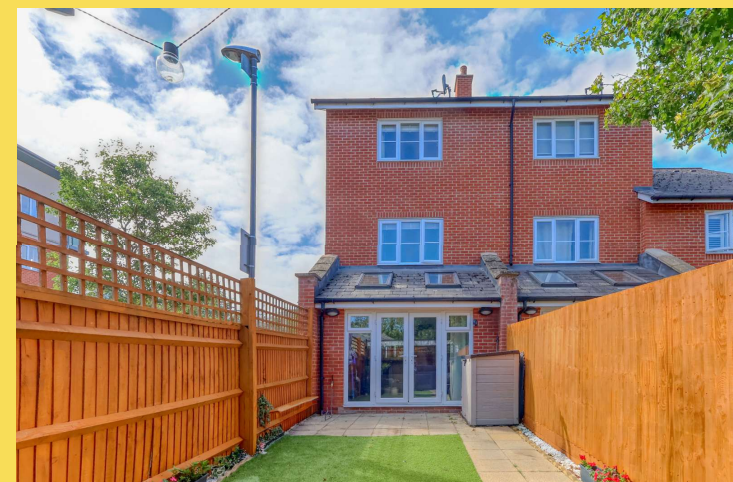
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AML Disclaimer

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 107 SqM (1152 Sq.Ft)

Chequers Avenue, High Wycombe, Buckinghamshire, HP11 1GP

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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