

JNP



17 Wynbury Drive, High Wycombe, HP13 7QB

Asking Price £425,000 *Freehold*

A Well presented mid-terraced family home on the desirable Wynbury Drive, near excellent schools, High Wycombe town centre and train station.

- Excellent School Catchment
- Garage Within Nearby Block
- Desirable Wynbury Drive Cul-De-Sac
- Two Generous Double Bedrooms
- Larger-Than-Average Family Bathroom
- Mature Front And Rear Gardens
- Sunny Patio Area And Rear Shed
- Close To Woodland
- Close To Train Station And Town Centre
- EPC: D



The property is entered via a good-sized entrance hallway with a downstairs cloakroom to the left. There is a large lounge to the front with attractive bay windows, while to the rear is a separate dining room with French doors opening onto the garden.

The well-maintained kitchen completes the ground floor and benefits from a patio door providing further access outside. Upstairs are two generous double bedrooms, both with useful storage cupboards, a further good-sized third bedroom and a larger-than-average family bathroom. Outside, the property enjoys mature front and rear gardens, with the rear offering a fantastic patio area which makes a brilliant sun trap, along with a useful shed at the end of the garden. The property also benefits from a garage situated within a nearby block.

The property is ideally located for a range of excellent local primary and secondary schools, including grammar schools. Nearby woodland provides lovely opportunities for walks and outdoor

activities, while bus routes are located at the end of the road taking you to High Wycombe town centre and train station which are also just a short drive away, making this an excellent choice for both families and commuters. Early viewing is highly recommended.

Directions

Follow Totteridge Lane for about 0.7miles, passing Totteridge Common on your left. Turn right into Wynbury Drive, just prior to the Dolphin restaurant. Follow the road down and the property will be located to your left hand side. You will have reached your destination.

Tenure: Freehold

The property offers a potential rental income of £1,800 PCM. Council Tax band D. EPC band D.

Agents Note

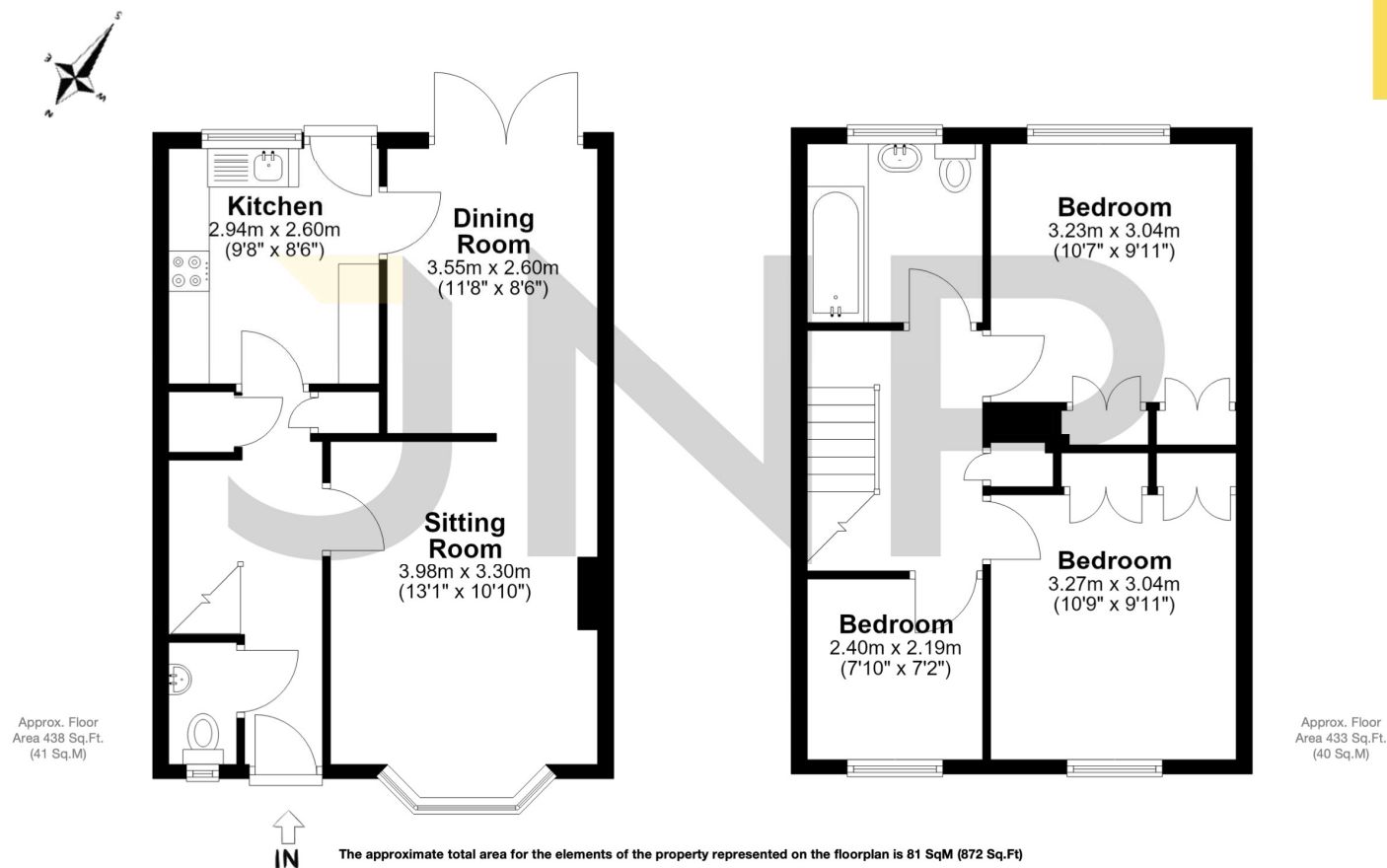
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AML Disclaimer

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.





Wynbury Drive, High Wycombe, Buckinghamshire, HP13 7QB

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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