

JNP



19 The Pentlands, High Wycombe, HP13 7PB

Asking Price £325,000 *Freehold*

Refurbished two-bedroom home with modern kitchen, landscaped garden, allocated parking and convenient access to the M40.

- Recently Refurbished House
- Allocated Parking Space
- Close To M40 Junction 3
- Two Bedrooms
- Living Room
- Modern Kitchen
- Bathroom
- Landscaped Garden
- EPC: D



Situated to the east of High Wycombe, close to Loudwater, this well-presented two-bedroom terraced home has been upgraded by the current owners and offers comfortable living space with a landscaped rear garden and allocated parking.

The ground floor includes a modern kitchen and a generous living room, with double doors opening onto the rear garden, creating an ideal space for relaxing and entertaining. Upstairs are two double bedrooms and a bathroom. The property also benefits from a front garden.

The location is convenient for commuters, with access to Junction 3 of the M40. High Wycombe town centre is a short drive away, offering a wide range of shops, restaurants and leisure facilities, including the Eden Shopping Centre, theatre and mainline railway station with services to London Marylebone.

Viewing is highly recommended to fully appreciate the accommodation on offer.

Directions

Leave the town in an easterly direction on the A40 London Road. Proceed over two roundabouts and through the next three sets of traffic lights turning left at the fourth into Hammersley Lane. The Pentlands can be found on the left hand side with the property being located on the left.

Tenure: Freehold

The property offers a potential rental income of £1,500 PCM. Council Tax band C. EPC band D.

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

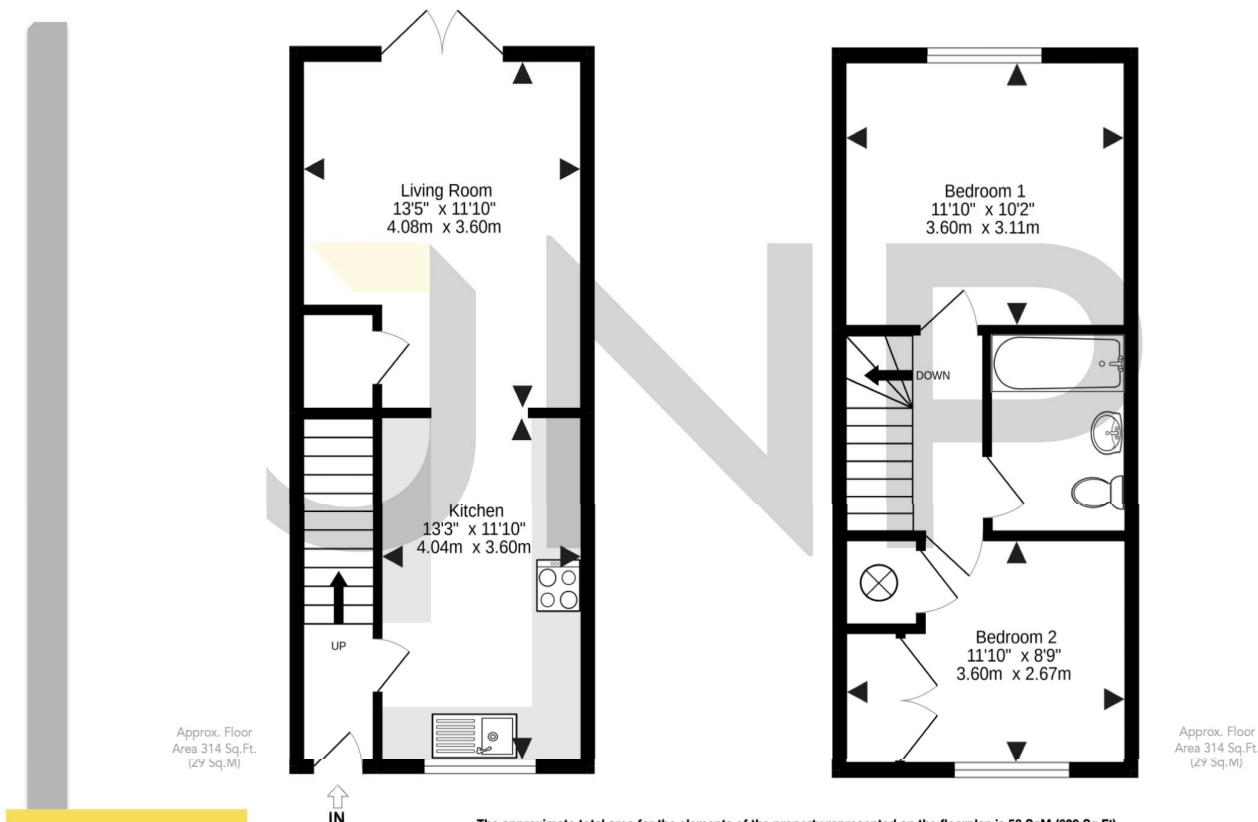
any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

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.



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The approximate total area for the elements of the property represented on the floorplan is 58 SqM (629 Sq.Ft)

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The Pentlands, High Wycombe, Buckinghamshire, HP13 7PB

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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