

FREEHOLD



House - Detached (EPC Rating: C)

**240 NEW ROAD, HIGH WYCOMBE,
BUCKINGHAMSHIRE, HP12 4RG**

Guide Price

£495,000

**Rye
View
HOMES**

5 2 3 C

5 Bedroom House - Detached located in High Wycombe

RyeView Homes are pleased to present to the market this extended five-bedroom, two-bathroom detached house, located in the Cressex area of High Wycombe.

The accommodation comprises; entrance hall, three reception rooms, modern fitted kitchen, two contemporary ground floor shower rooms, five bedrooms and a modern shower room on the first floor. The property further benefits from; UPVC double glazing, gas central heating, large private rear garden which has scope to be part of back land development and driveway parking for at least four cars.

The property is located within walking distance to local amenities and a short drive of junction 4 of the M40.

The property may also be suitable for redevelopment into 3 units depending on planning permission.

Tenure

Advised by vendor - Freehold

Council Tax Band

D

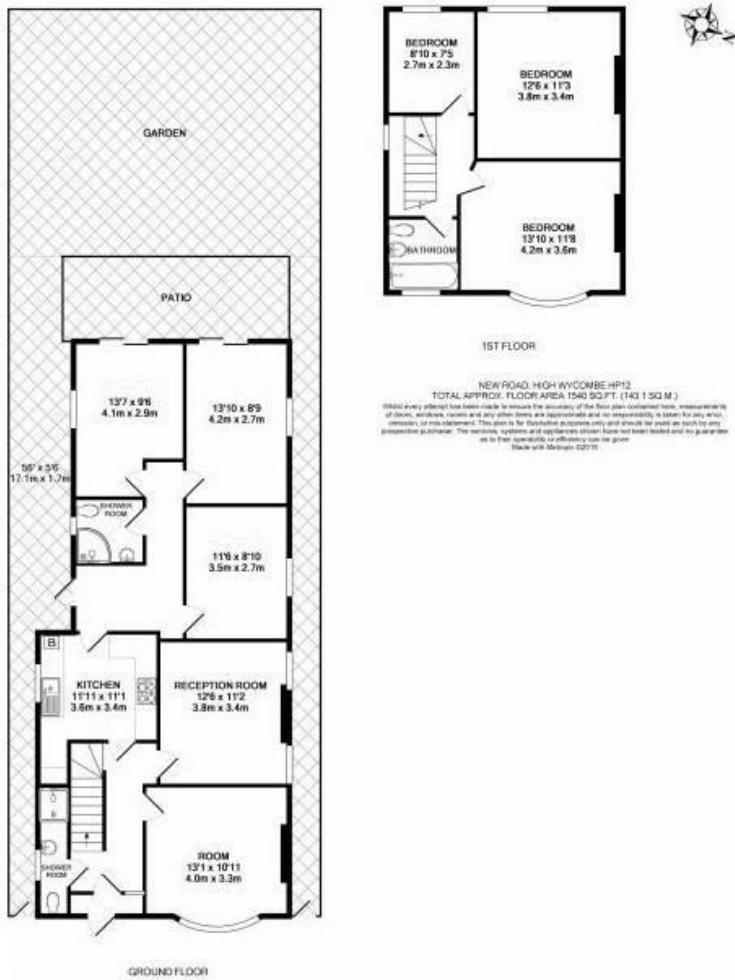
Viewing

Strictly by appointment only

NOTE: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



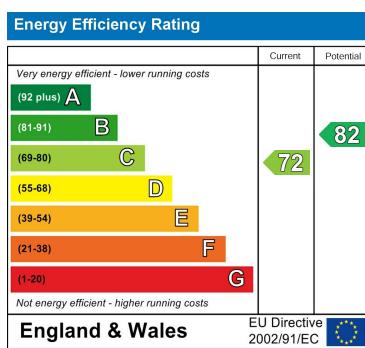
RYEVIEW HOMES | 7 CRENDON STREET, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 6LE



Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.