

FREEHOLD

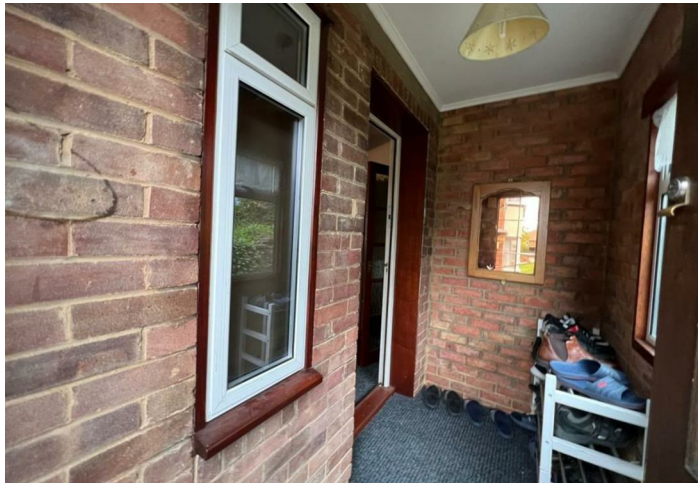


17 CHILTERN AVENUE,  
HIGH WYCOMBE,  
HP12 3UR

£425,000

#### FEATURES

- Semi-Detached House
- Two Receptions
- Private Rear Garden
- Garage
- Three Bedrooms
- Family Bathroom
- Private Driveway Parking
- Gas Central Heating



**Rye  
View**  
HOMES

# 3 Bedroom Semi Detached House - Located in High Wycombe

RyeView Homes are pleased to present to the market this well-presented three-bedroom semi-detached house, located to the West of High Wycombe and within close proximity to Junction 4 of the M40 and two of the town's most highly regarded grammar schools, Wycombe High and John Hampden.

The property comprises of entrance lobby, spacious living room, second reception room with french doors, kitchen/breakfast room, three bedrooms, loft room and a modern family bathroom. The property further benefits a large rear garden, private driveway and gas central heating.

The accommodation in further detail comprises (all dimensions being approximate only):

## Lounge

8'7" x 12'1" (2.65m x 3.68m)  
Carpet flooring, light rose, radiators

## Dining Room

9'8" x 11'6" (2.98m x 3.53m)  
Carpet flooring, lights, radiators

## Kitchen

12'11" x 9'1" (3.69m x 2.77m)

Tiled to all water sensitive area, provision for appliances

## Ground Floor Bedroom

12'1" x 10 (3.65m x 3.04m)  
Carpet flooring, light Rose, radiators

## Double Bedroom Front Facing

14'2" x 9'9" (4.32m x 3.01m)  
Carpet flooring, spot lights, radiators

## Bedroom Rear Facing

8'9" x 8'5" (2.71m x 2.59m)  
Wooden flooring, spot lights, radiators, bay windows

## Bathroom

6'1" x 5'8" (1.85m x 1.76m)  
Lino flooring, spot lights, radiators, tiled to all water sensitive areas

## Outside:

Private rear garden, Garage

Tenure

Advised by vendor - Freehold

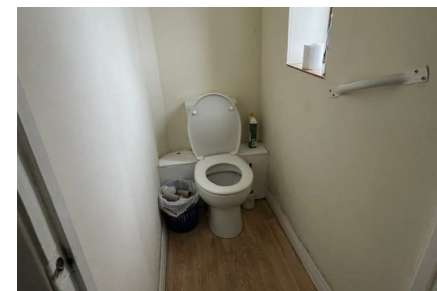
Council Tax Band

C

Viewing

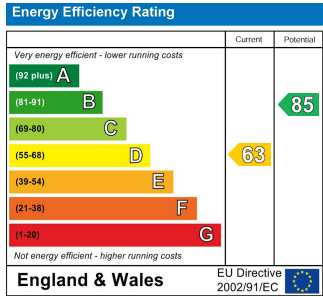
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