



bonners & babingtons

West Wycombe

# Chorley Road West Wycombe Buckinghamshire HP14 3AR

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- Tenure: Freehold
- Guide Price £535,000
- Buckinghamshire Council
- EPC Rating E
- Council Tax Band E



A superb 4 bedroom semi detached period home with fabulous views located in a semi rural location in the village of West Wycombe and offered `For Sale` with no onward chain. The current owners also have approved planning permission for single story rear extension. Reference 20/07874/FUL.

The accommodation briefly comprises on the ground floor, entrance hallway, living room with bay window and log burner, `open plan` kitchen/dining room, utility room and cloakroom. On the first floor there are 2 double bedrooms, a single room and good size family bathroom with separate shower.

On the second floor there is a large bedroom enjoying elevated views. Outside there is ample driveway parking, a Banbury style garage and an extensive rear garden with entertaining area ideal for Alfresco dining.

The property benefits from oil fired central heating and a predominance of double glazing.

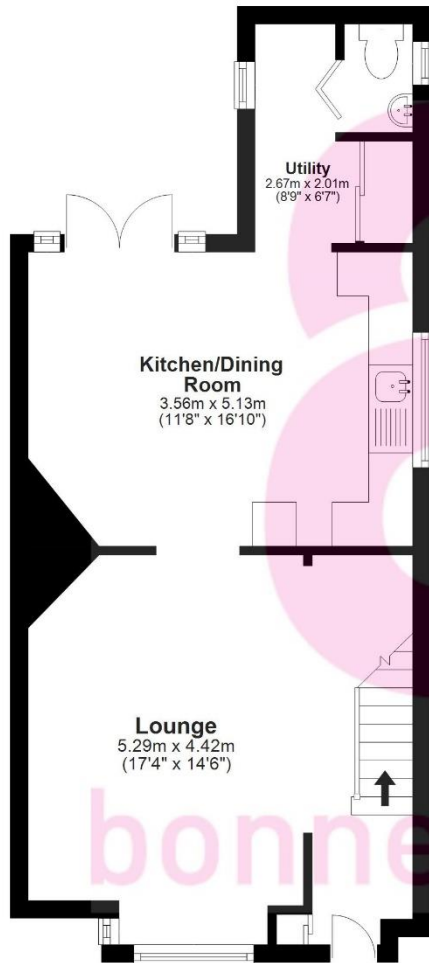
The historic village of West Wycombe with the renowned Hell Fire Caves, pubs, butchers, Post Office and a selection of small specialist shops as well as a highly regarded Combined School. For a larger shopping experience you have High Wycombe Town centre with the Eden Shopping centre.

High Wycombe also has the Swan Theatre, Cineworld cinema, a bowling alley, a vast selection of restaurants and pubs to suit all tastes and budgets. The M40 (J4) is about 10 mins drive away and for commuting there are stations at Saunderton and High Wycombe along the Bicester North upgraded train link to London .



## Ground Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



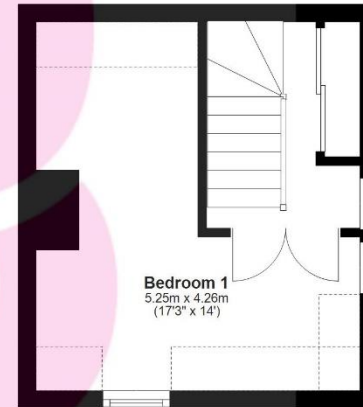
## First Floor

Approx. 45.0 sq. metres (484.7 sq. feet)



## Second Floor

Approx. 15.8 sq. metres (170.0 sq. feet)



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

This floorplan is not to scale. It is to be used for guidance and illustrative purposes only. Accuracy is not guaranteed.  
Plan produced using PlanUp.



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1 Karenza, Wycombe Road,  
Stokenchurch, Bucks, HP14 3DA



01494 485560

www.bb-estateagents.co.uk

### Disclaimer

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