



Arundel Road
High Wycombe



bonners & babingtons

Arundel Road
High Wycombe
Buckinghamshire
HP12 4NF

Guide Price - £425,000

Presented in excellent order through out a well present three bedroom family home situated on the outskirts of High Wycombe. Over the last few years the proeprty has been well maintained and improved by the current owners. A major feature is the raised outside patio area from which views over the Chiltern Hills and local woodland are enjoyed. This area which is west facing and enjoys the afternoon and evening sun, so outside entertaining and al- fresco dining can be enjoyed from this patio. Down some steps from the back door the rear garden is found which is again well maintained with shrub and flower borders.

The main property accommodation includes on the ground floor an small entrance hall, living room which extended into a dining area and a kitchen off of the living room, which is fully fitted and has been recently upgraded.

Upstairs there are three bedrooms (two double and one single) and a family bathroom. It also has double glazing and gas radiator central heating. It also has a drive to its own garage and pleasant gardens to the front and rear, also a large outside storage shed.





The property is located on the edge of High Wycombe so easy access to Lane End, Stokenchurch and Marlow.

High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities. For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.



Local Schools & Activities
Sandcastle Nursery - Outstanding OFSTED Nursery - 10 min walk or 3 min drive.
Bookerhill Primary School - Good OFSTED Primary School - 6 min walk.
Adams Park Stadium - Lots of community events and home to Wycombe Wanderers - 3 min drive.

Council Tax Band – D
EPC - D



Approximate total area⁽¹⁾

697.29 ft²
64.78 m²

Balconies and terraces

212.48 ft²
19.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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