



bonners & babingtons

Bradenham Road
West Wycombe

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Bradenham
West Wycombe
Buckinghamshire
HP14 4EY

Guide Price - £475,000

A three bedroom semi-detached family home which is in need of updating, offering huge amounts of potential for any buyers looking to make their own mark on a property. The property is located within the village of Bradenham which is positioned just on the outskirts of High Wycombe benefiting from excellent amenities, schools and transport links including a mainline train station that links directly to London, Marylebone in approximately (35 mins) as well as the M40 (Junction 5).

The property accommodation comprises of the following, entrance hallway linking to two separate reception rooms, one currently being used as a study and the other as a living room which has French doors opening out to the rear garden.

To the rear of the house, a good sized kitchen / breakfast room with a separate utility room and downstairs cloak room. The garage has been partially converted and this room could be fully converted in to further living accommodation.

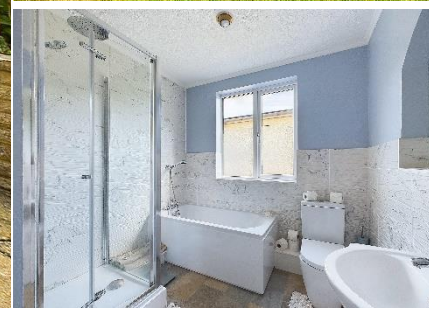
Upstairs there is a landing linking to a large main bedroom which is dual aspect and has views over looking the local countryside and rear garden, a further two good sized, double bedrooms and a modern family bathroom with bath and separate shower.

To the rear, a large garden which is approximately 90ft in length, mainly laid to lawn with borders for planting, apple and pear trees, a vegetable patch, greenhouse and a patio area, perfect for alfresco dining on those warm summer evenings. There are also two large sheds located at the top of the garden benefiting from power, handy for storing items and gardening tools.

To the front, a pretty front garden and a driveway with parking for multiple vehicles.

Other notable features include, mains gas central heating system, double glazed windows throughout and loft storage space.





Bradenham Village

The historic village of West Wycombe with the renowned Hell Fire Caves, pubs, butchers, Post Office and a selection of small specialist shops, including the amazing Olde Sweet Shop as well as a highly regarded Combined School.

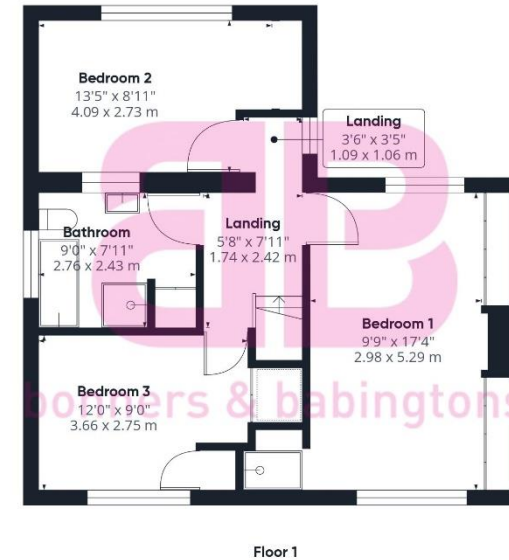
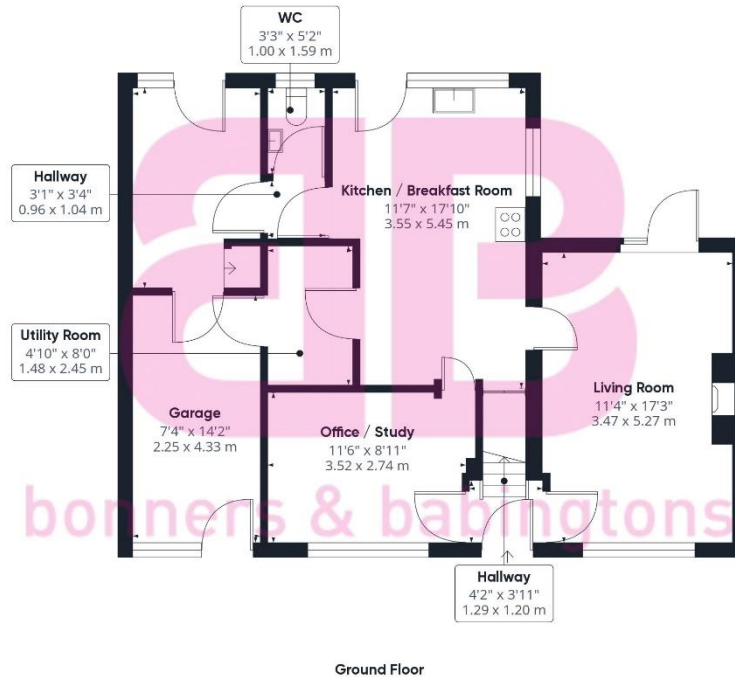
For a larger shopping experience you have High Wycombe Town centre with the Eden Shopping centre. High Wycombe also has the Swan Theatre, Cineworld cinema, a bowling alley, a vast selection of restaurants and pubs to suit all tastes and budgets.

The M40 (J4) is about 10 mins drive away and for commuting there are stations at Saunderton and High Wycombe along the Bicester North line.



Council Tax Band - D

EPC Rating – TBC



Approximate total area^m
1345.17 ft²
124.97 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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