



11 DENEWOOD, TOTTERIDGE ROAD, HIGH WYCOMBE, HP13 7LH

Winkworth



11 DENEWOOD, TOTTERIDGE ROAD, HIGH WYCOMBE, BUCKINGHAMSHIRE, HP13 7LH

A WELL PRESENTED TWO BEDROOM TERRACED HOUSE WITH GARAGE FOUND IN A POPULAR CUL-DE-SAC TO THE NORTH EAST OF HIGH WYCOMBE

- Freehold house
- Two bedrooms
- One shower room
- 17'11ft reception room
- Kitchen
- Garage and visitors parking
- Popular small development
- Communal grounds
- EPC D

This delightful home forms part of a small development of modern two-bedroom properties and is a good opportunity for those wishing to purchase a freehold house in a peaceful yet easily accessible location.



Inside, the property is well presented and comprises a dual aspect 17'11ft reception room overlooking communal grounds, a practical kitchen with cream wall and base units and integrated appliances, downstairs cloakroom, two bedrooms and a modern shower room.

The property is set in communal grounds and benefits from a garage along with further visitors parking.

£270,000 FREEHOLD

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LOCATION

Denewood is a popular cul-de-sac located to the north of High Wycombe, offering a quieter location yet easy access to the comprehensive range of amenities of High Wycombe including Eden shopping centre, library and a comprehensive range of shops and restaurants. The mainline railway station, with direct trains to London Marylebone, is located approximately 1.2 miles away. The area also offers good motorway access with the M40 easily accessible at junction 4.

SCHOOLS

The area is well served with excellent schools. The selective grammar school system is highly regarded with the ever-popular Royal Grammar (boys).

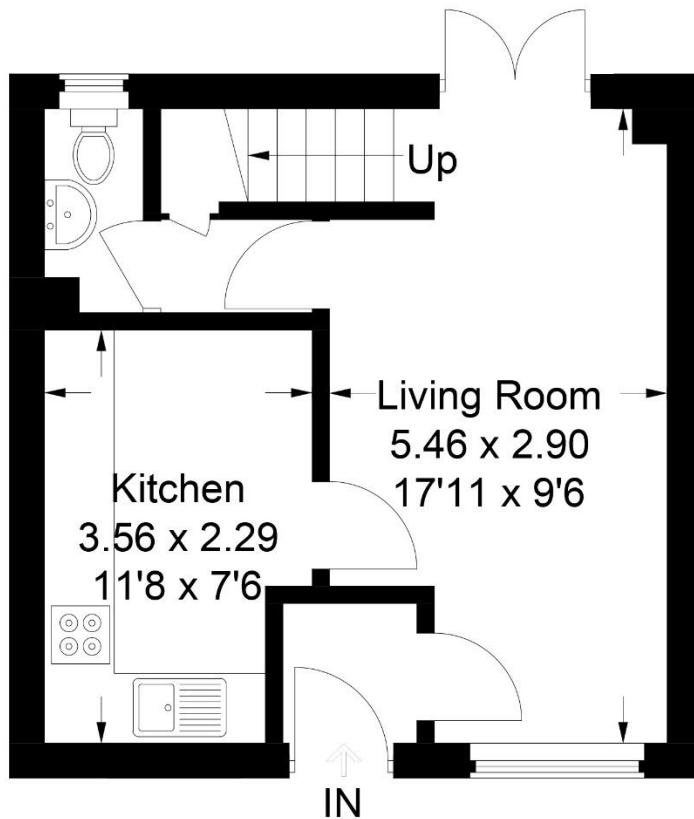
For full details of catchment schools, visit <http://www.buckscc.gov.uk>

AGENTS NOTES:

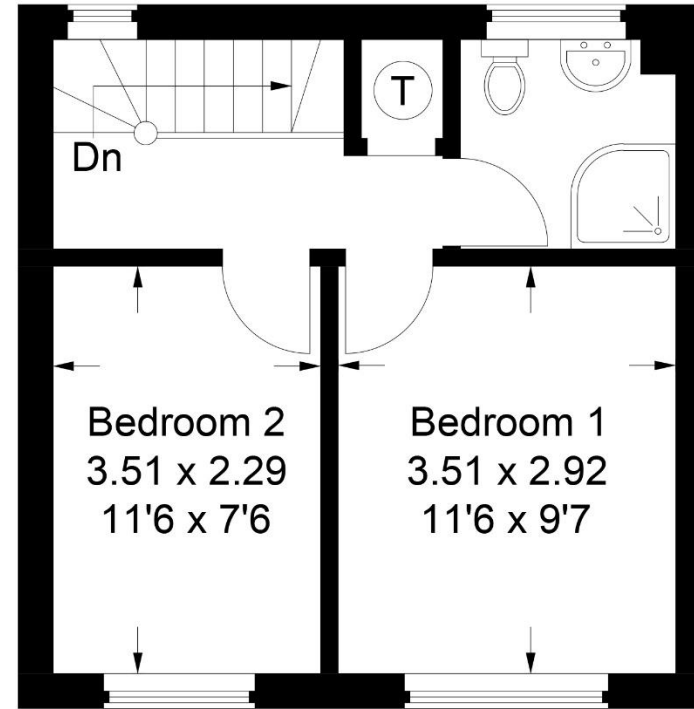
The current owner of this property has submitted an application to Wycombe district council to remove the age restriction of occupants of the dwelling to those over 60 years of age. We have spoken to Wycombe district council who have advised that this is a straightforward formality and will be sanctioned in time for a potential buyer to exchange contracts.



Approximate Gross Internal Area
58.0 sq m / 625 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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