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ESTATE AGENTS



9 Sierra Road, Wye Dene, High Wycombe, Buckinghamshire, HP11 1GX



9 Sierra Road, Wye Dene, High Wycombe, Buckinghamshire, HP11 1GX

Guide price £225,000

A beautifully presented first floor apartment situated in the highly desirable Wye Dene development.

Description

Upon entering the property through the front door, you're greeted into the central hallway with the bedroom on your right hand side. The recently decorated double bedroom has the added benefit of a built in wardrobe. The family bathroom is also accessed from the hallway and features a bath and walk-in shower. You have plenty of storage within the bathroom behind the mirror and clever storage underneath the bath tub. There is also a utility cupboard positioned next to the front door which houses the hot water tank and washer/dryer. The open plan kitchen / dining / sitting room enjoys plenty of natural light with a double aspect view. The kitchen has ample storage space with integrated appliances such as an IGNIS fridge and freezer, BEKO oven, hob and extractor fan. The balcony is accessed via double doors off the sitting room which has ample space for seating.

Further features include gas central heating, allocated parking, visitor bays and communal gardens.

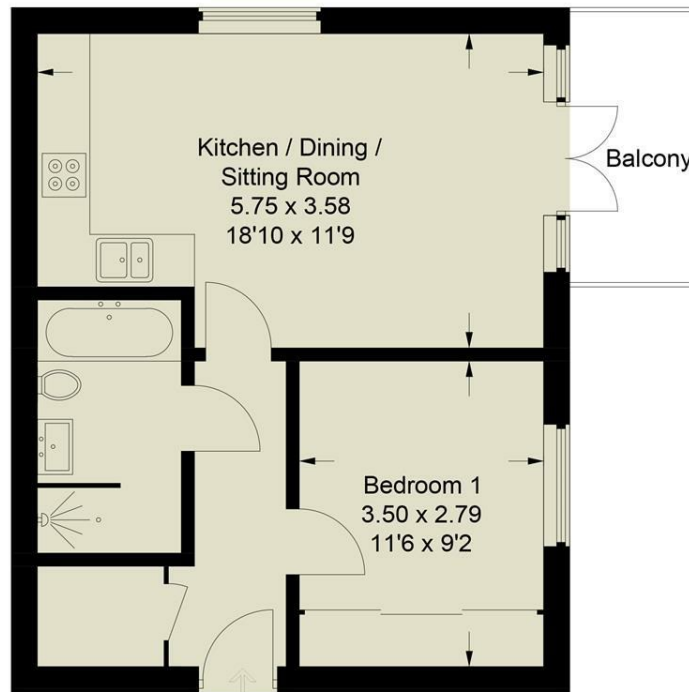
Situation

Located a short drive to the east of High Wycombe's town centre there is a good array of retail and leisure facilities within close proximity. Within a short, level walk is the Rye Park to the west and Kingsmead Park to the east, both of which provide numerous clubs, including cricket, tennis, bowling, rugby and swimming at the lido. High Wycombe has been subject to significant public and private re-development over recent years with the new Sports Centre at Handy Cross and the Eden Centre at its heart providing a host of retail, hospitality and entertainment venues. For commuters the location is ideal for users of the mainline railway station which has fast trains arriving at London Marylebone in under half an hour, and for road users, Junction 3 & 4 of the M40 provide access to the M25 and London Heathrow Airport just beyond.



Floor Plans

Approximate Gross Internal Area = 42.4 sq m / 456 sq ft

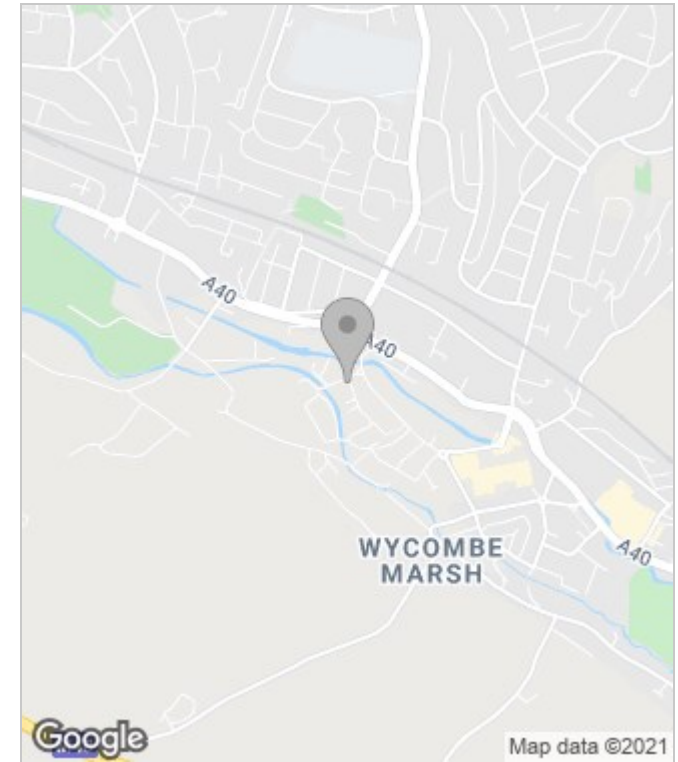


First Floor IN

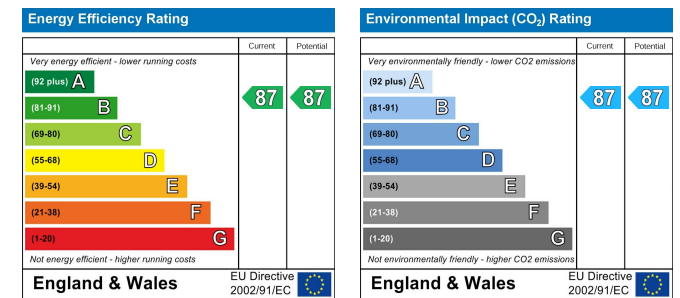
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Area Map



Energy Performance Graph



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