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ESTATE AGENTS



13 Rye View, High Wycombe, Buckinghamshire, HP13 6HL



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**Guide price £700,000**

A well-proportioned four bedroom detached family home situated within the Amersham Hill Conservation Area, just a stone's throw from High Wycombe's Town Centre and Mainline Railway Station. This fine home is being sold with the added benefit of no onward chain.

## Description

When approaching the property via the front door, you are welcomed into the glazed front porch with space to store coats and shoes. Through the door on your right, you enter the central hallway with the stairs to your left and home office to your right. Through the hallway, you access have access to the kitchen and utility room with views over the rear garden. To complete this level, you have a large 'L-shaped' sitting and dining room, a cloakroom, and a double garage.

On the first floor, there are four bedrooms and the four-piece family bathroom. The spacious principal bedroom benefits from a ensuite bathroom and views over the rear garden.

Outside the property, you have front and rear gardens with a driveway for two to three cars. The rear garden is separated into two spaces with a patio area for entertaining and an area which is laid to lawn.



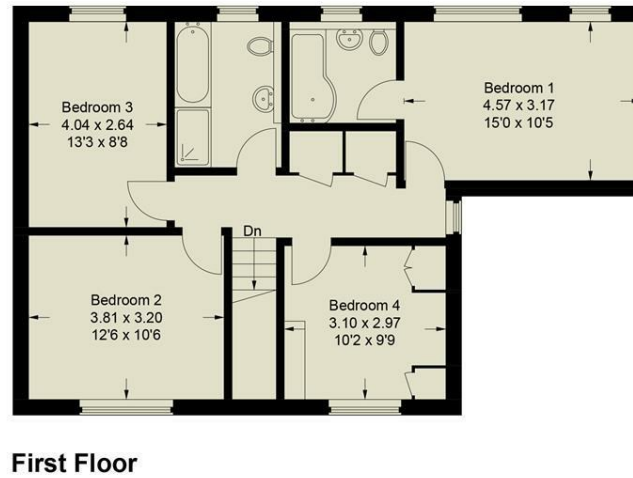
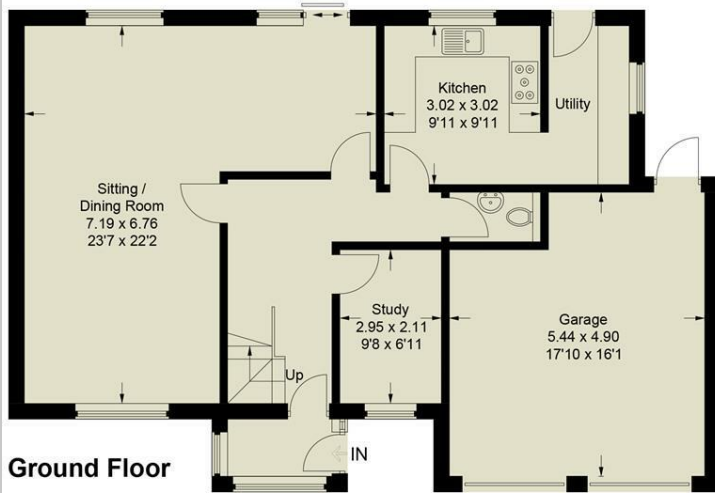
## Situation

Rye View is conveniently located just a short walk to the mainline train station, via the Chiltern Railway Service, you'll be at London Marylebone Station in just 27 minutes or Oxford in 38 minutes. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. All walkable from the property and in high demand, there's Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden.



# Floor Plans

Approximate Gross Internal Area  
 Ground Floor = 74.2 sq m / 799 sq ft  
 First Floor = 69.4 sq m / 747 sq ft  
 Garage = 24.7 sq m / 266 sq ft  
 Total = 168.3 sq m / 1812 sq ft



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

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	