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ESTATE AGENTS



31 Fremantle Road, High Wycombe, Buckinghamshire, HP13 7PQ





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**Guide price £685,000**

A delightful three-bedroom detached family home set behind private gates in a popular cul-de-sac in Terriers. This fine home has been well-maintained and extended to offer 1650 sqft of accommodation.



## Description

The property is set behind electronically controlled gates where there is driveway parking for four to five vehicles. When entering the property through the front door, you are welcomed into the front porch with ample space for coats and shoes. Through the door to your right, you enter the central hallway with the stairs to your left and cloakroom to your right. The ground floor accommodation comprises of an L-shaped living and dining room, a study, a separate family room and a spacious kitchen breakfast room.

On the first floor, there are three double bedrooms and the modern family bathroom that benefits from both a bath and shower. The principal bedroom and bedroom two feature fitted wardrobes.

The rear garden is a lovely feature of this home and is mainly laid to lawn with a number of mature flower beds. There is also a detached garage that benefits from both power and light.



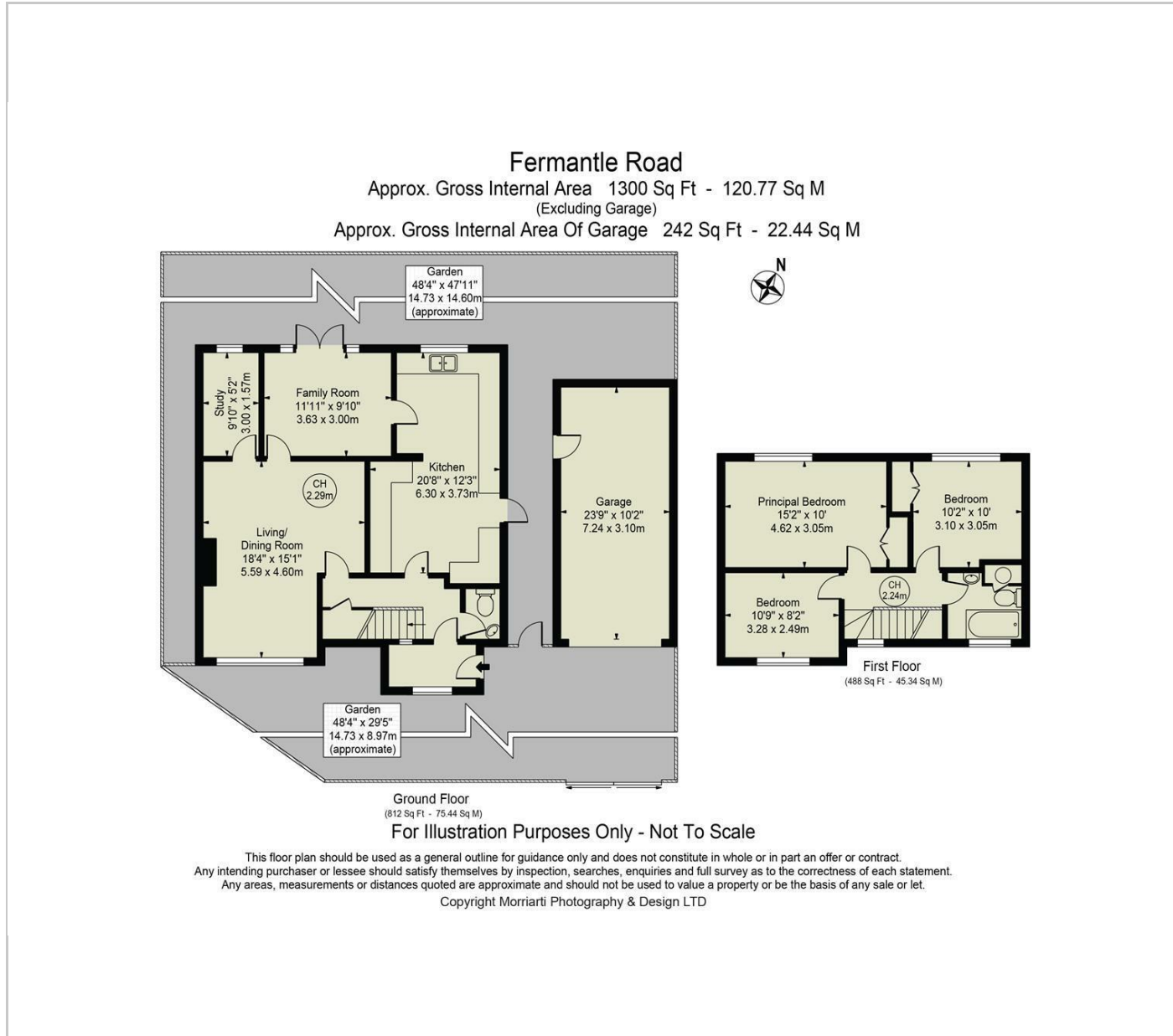
## Situation

Fremantle Road is situated on the north-side of High Wycombe's Town Centre, close to local amenities and schooling. All within walking distance to the property, there is The Royal Grammar School for Boys, Godstowe, Wycombe Abbey, Wycombe High Grammar for Girls, and John Hampden Grammar School for Boys. There is also a Tesco Express within a short walk, as well as several pubs, cafes, and a pharmacy.





# Floor Plans



# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

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