



High Wycombe Branch

Tel: 01494 571032

Email: contact@tharaproperties.co.uk

Address:

254A Desborough Road,
High Wycombe, HP11 2QR

Sandwell Branch

Tel: 01216 302559

Email: contact@tharaproperties.co.uk

Address:

Elm terrace, Tividale,
Sandwell, B69 1UH

Bolter End Lane, Wheeler End, HP14

Guide Price £575,000



Full Description

Situated in the charming countryside hamlet of Bolter End, this attractive three-bedroom bay-fronted detached home occupies a generous corner plot and presents an exciting opportunity for modernisation and future development (subject to the usual planning permissions). The property offers well-proportioned accommodation throughout, currently comprising a welcoming entrance hall, two separate reception rooms providing versatile living and dining space, and a kitchen complete with a useful larder cupboard. To the first floor are three bedrooms, a family bathroom, and a substantial eaves storage room offering excellent additional storage potential. Further benefits include double glazing and oil-fired central heating to radiators. Externally, the property enjoys gardens to the front, side and rear, creating a wonderful sense of space and privacy. To the rear, a large detached outbuilding and garage/workshop provide superb potential for a variety of uses, including possible extension or conversion

Contact Us

Thara Properties Sales & Letting

High Wycombe, Buckinghamshire
United Kingdom
HP11 2QR

T: 01494 571032

E:

enquires@tharaproperties.co.uk

(subject to the necessary consents). Offered to the market with no onward chain, this is a rare opportunity to acquire a detached home in a sought-after semi-rural location with significant scope to improve and add value.

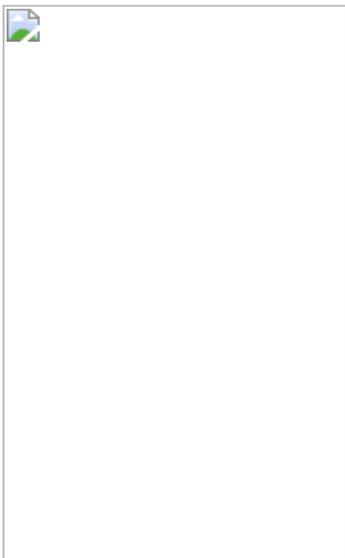
Council Tax Band - E EPC Rating - E *Note: These particulars are intended only as a guide to prospective viewers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective applicant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.*



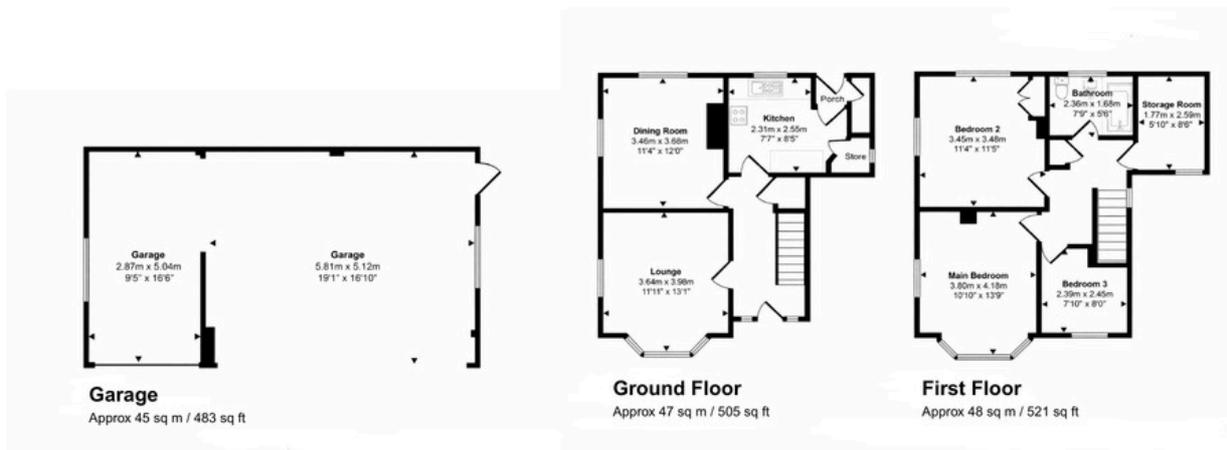




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



Bolter End, Wheeler End, High Wycombe, HP14



Approx Gross Internal Area
140 sq m / 1509 sq ft

Disclaimer: This floor plan is provided for guidance only and is not to scale. All measurements are approximate and should not be relied upon as precise. The layout and details are illustrative only and may be subject to change.