

**High Wycombe Branch**

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Address:

Elm terrace, Tividale,
Sandwell, B69 1UH

Sussex Close, High Wycombe, Buckinghamshire, HP13 6UN

OIRO £465,000

Full Description

Thara Properties are delighted to bring to the market this well-presented three-bedroom semi-detached family home, tucked away in a quiet cul-de-sac on the highly sought-after east side of High Wycombe. This beautiful property offers excellent potential to extend (STPP) and create a fantastic long-term family home. The accommodation benefits from gas central heating and double glazing, and comprises two reception rooms with pleasant views to the rear. The loft has not been inspected; however, we understand there may be potential to extend into the loft space, subject to the necessary planning permissions and building regulations. Outside, the property features a 26ft detached workshop/garden room, a garage, and driveway parking for two cars. Offered to the market with no onward chain, this is an excellent opportunity for buyers looking to add value. Early

Contact Us

Thara Properties Sales & Letting

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viewing is highly recommended. Please contact us today to arrange an accompanied viewing. **EPC: D**







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
61	
England, Scotland & Wales EU Directive 2002/91/EC 	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
61	
England, Scotland & Wales EU Directive 2002/91/EC 	

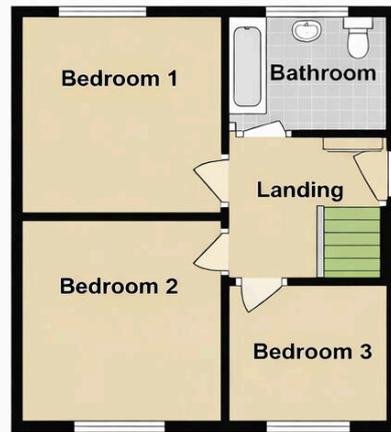
Ground Floor

Approx. 68.4 sq. metres (736.7 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.9, feet)



Total area: approx. 109.7 sq. metres (1180.6 sq. feet)