

wye Partnership

54 Chequers Avenue, High Wycombe, HP11 1GD

£299,950

54 Chequers Avenue

High Wycombe

- Stunning Two Bedroom First Floor Coach House
- A Must See Apartment in A stunning Development Close To The Town Centre
- Large Open Plan Kitchen/Living Room With Balcony
- Immaculate Condition Throughout With Modern Bathroom & En-suite Shower Room
- Gas Central Heating To Radiators And Double Glazed Windows
- Highly Sought After Residential Development With Riverside Walks
- Car Barn Plus Additional Outside Storage
- Long Lease, Nil Ground Rent, No Onward Chain

A stunning two bedroom coach house located within the sought after Wye Dene development set in 4.5 acres of landscaped space with tree-lined walkways, riverside walks, fitness trails and cycle routes. Wycombe retail park is a few minutes walk with more comprehensive town centre shopping facilities within easy reach as well as its main line railway station with regular fast service to London Marylebone and its large range of leisure, shopping and recreational activities close by. The M40 motorway can be easily reached via Junction 4 at Handy Cross or junction 3 at Loudwater.

Council Tax band: C

Tenure: Leasehold; 986 Years remaining: Service Charge; £87.00 per month: There is a Deed in Variation being arranged that will reduce the Ground Rent to zero, this will be in place prior to the sale.

EPC Energy Efficiency Rating: C







54 Chequers Avenue

High Wycombe

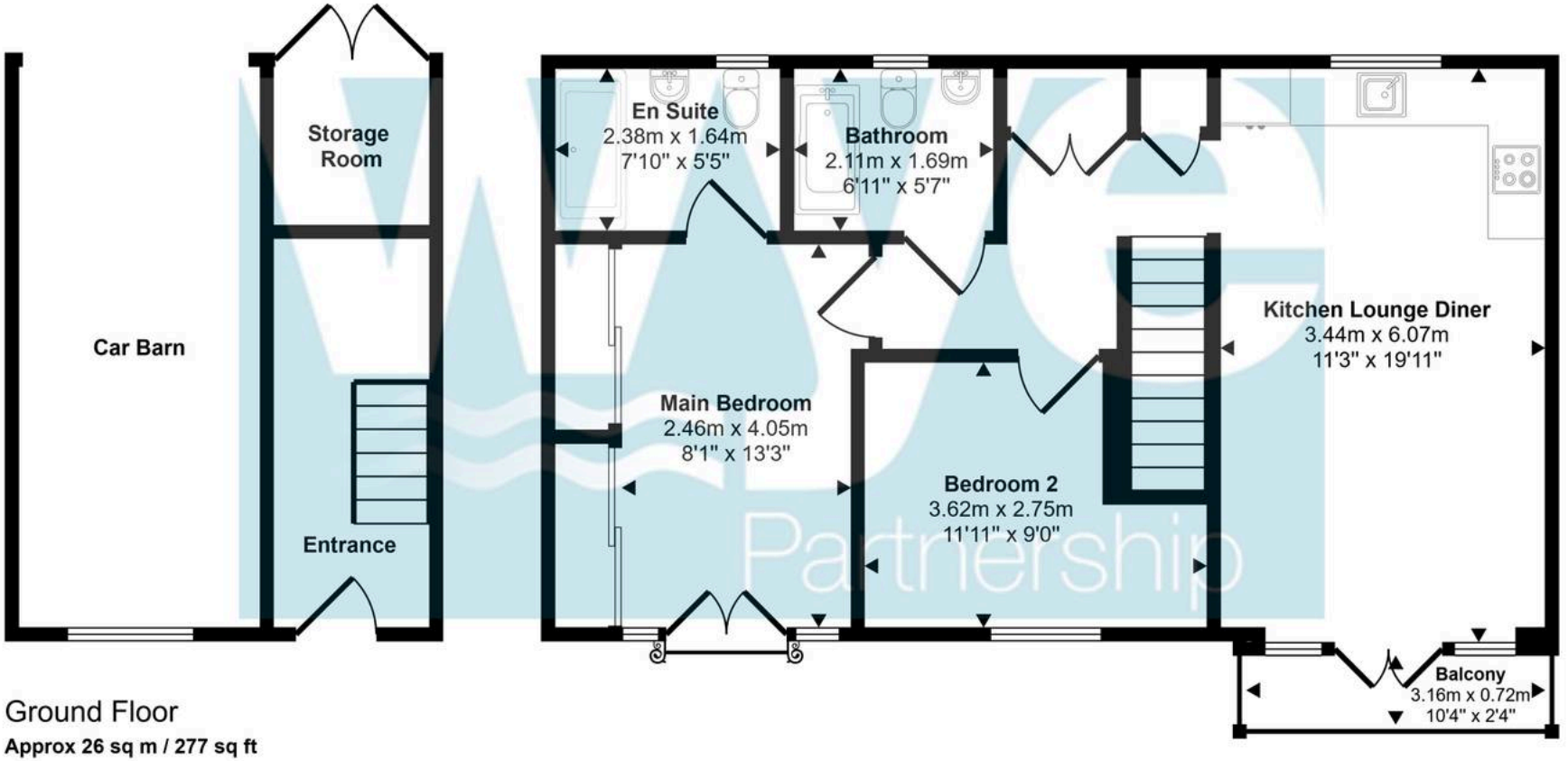
This stunning two bedroom first floor coach house presents an opportunity to acquire an immaculate apartment within a highly sought after residential development close to the town centre and local amenities. Finished to an exceptional standard throughout, the property features a spacious open plan kitchen and living room that opens onto a private balcony. Both bedrooms are generously proportioned. There is a modern bathroom with the master bedroom containing a range of wall length wardrobes and an en-suite shower room. The property benefits from gas central heating to radiators and double glazed windows, providing excellent energy efficiency and a cosy atmosphere year round. There is a car barn (plus additional outside storage for added practicality), as well as the peace of mind that comes with a long lease, nil ground rent and no onward chain. Ideally situated for easy access to local amenities, this must see apartment offers contemporary living in a vibrant community setting.







Approx Gross Internal Area
88 sq m / 947 sq ft



Ground Floor
Approx 26 sq m / 277 sq ft

First Floor
Approx 62 sq m / 670 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.