



BarrettMove



4 Princes Gate, High Wycombe, Buckinghamshire HP13 7AD
£500,000 - Freehold



PROPERTY SUMMARY

This immaculately presented home offers stylish, well-balanced accommodation arranged over three floors, making it an ideal choice for buyers seeking a property that is truly move-in ready. Finished to an exceptional standard throughout, the home combines modern design with practical living spaces, all maintained with clear care and attention.

POINTS OF INTEREST

- Immaculately presented 4 Bedroom house
- Finished to an exceptionally high standard throughout
- Stylish modern kitchen with excellent storage
- Bright and spacious first-floor living room
- Two en-suite bedrooms
- Two further well-proportioned bedrooms
- Internal access to integral garage & utilities
- Private rear garden
- Off-street parking for two vehicles
- Excellent access to transport links and town centre

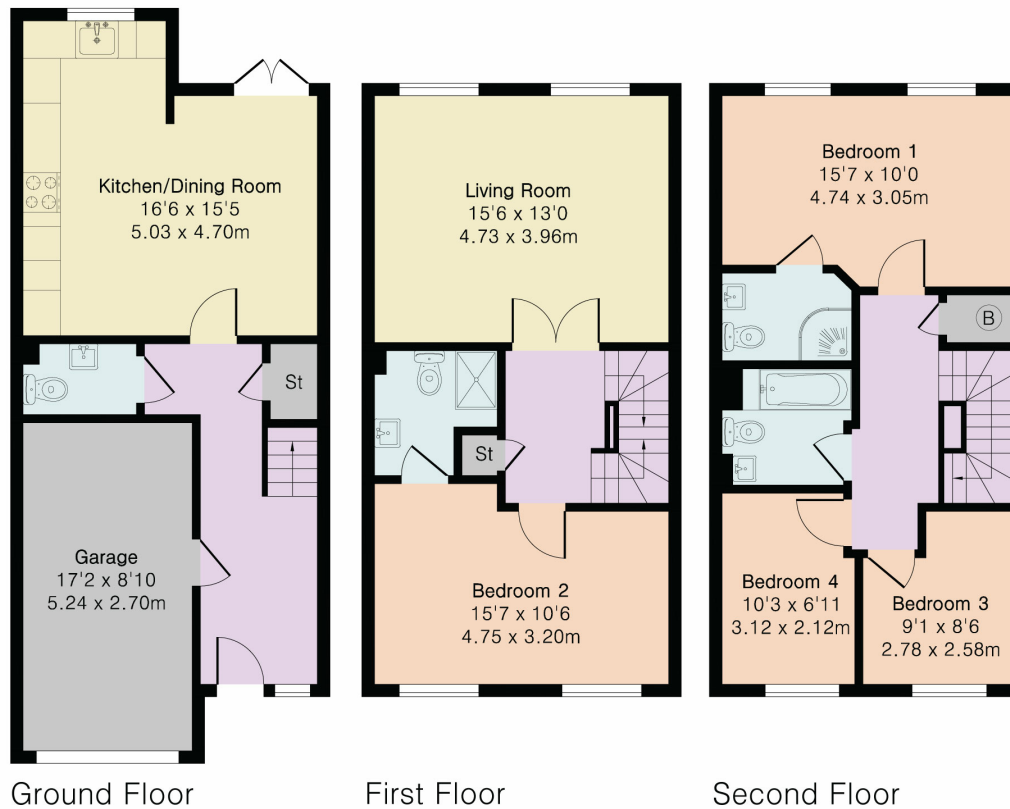


**Approximate Gross Internal Area 1485 sq ft - 138 sq m
(Including Garage)**

Ground Floor Area 535 sq ft – 50 sq m

First Floor Area 475 sq ft – 44 sq m

Second Floor Area 475 sq ft – 44 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	