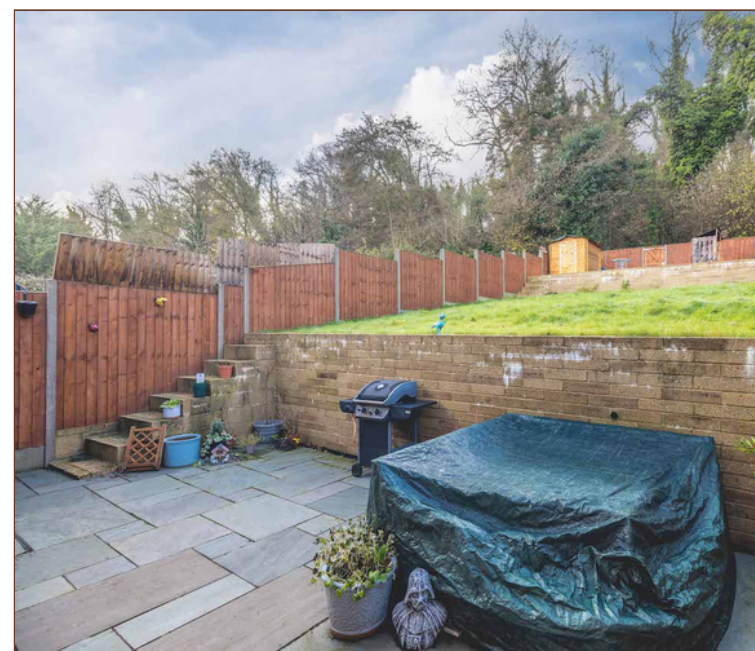
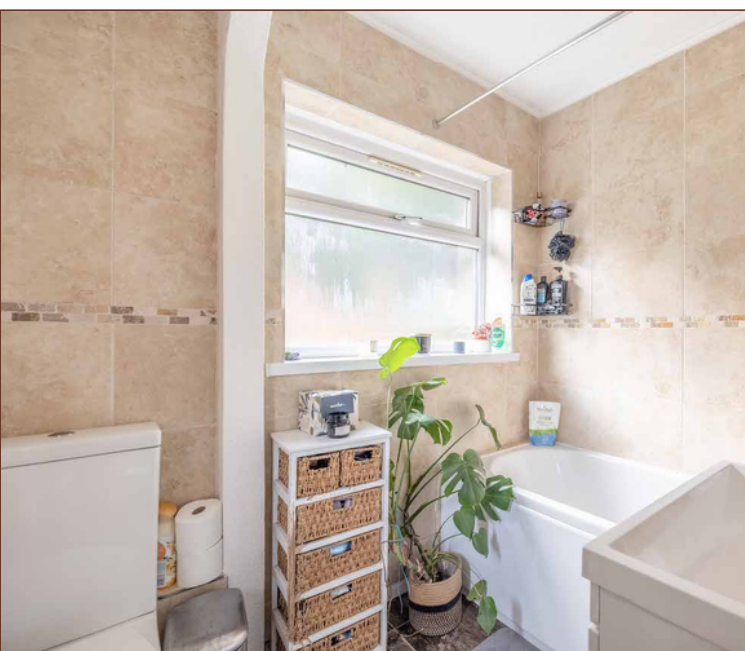
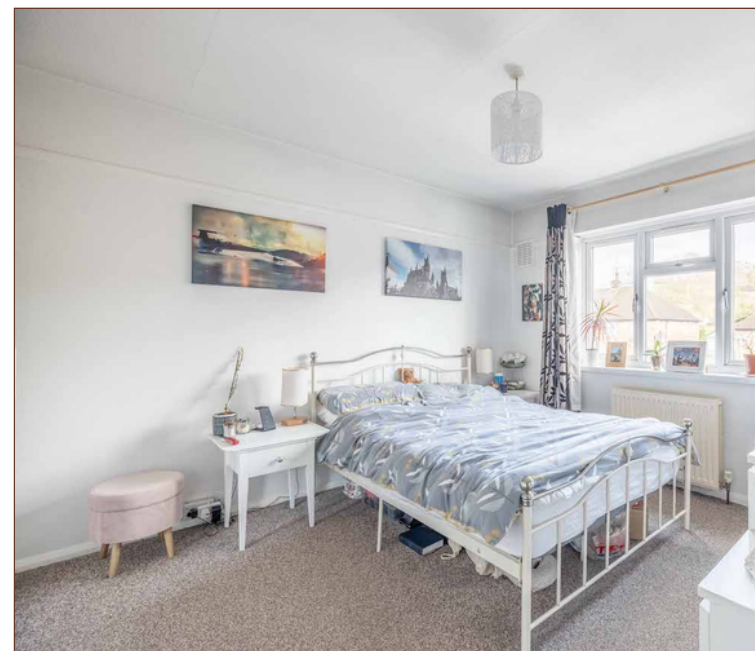




Upon entering the property, you are welcomed into a bright and inviting hallway that sets the tone for the home. To your right, the living room offers a warm and comfortable space, featuring a front-facing aspect that draws in daylight and a charming wood-burning stove as its focal point. From here, the layout leads seamlessly into the dining room, where French doors open onto the rear garden and wood flooring continues through to the kitchen. The kitchen itself is well arranged, with a range of floor and eye-level units, wooden work surfaces and a 5-ring gas hob. From the kitchen, there is convenient access to both the downstairs bathroom and a versatile study, ideal for remote working, hobbies or additional storage.

Ascending to the first floor, you will find three well-proportioned bedrooms. Bedroom three, positioned at the front, is perfectly suited as a single bedroom or secondary home office. Bedroom two enjoys a rear aspect and benefits from excellent natural light, while bedroom one sits at the front and offers the largest footprint, making it an ideal main bedroom. The upstairs bathroom is neatly presented with a bath and shower, basin and WC.

Externally, the property continues to impress, offering driveway parking for approximately three cars, a generous patio area ideal for outdoor dining and a well-sized rear garden of around 55 ft, complete with a useful storage shed positioned in the left-hand corner.

Property Information

-  3 BEDROOM SEMI DETACHED
-  WOOD BURNER IN LIVING ROOM
-  LARGE PATIO AREA
-  PARKING FOR 3 CARS
-  EPC- C
-  976 SQ FT
-  RECENTLY REFURBISHED
-  OPEN PLAN KITCHEN/ DINER
-  CIRCA 55FT GARDEN
-  GRAMMAR SCHOOL CATCHMENT AREA
-  COUNCIL TAX BAND- C


x3
Bedrooms


x2
Reception Rooms


x2
Bathrooms


x3
Parking Spaces


Y
Garden


N
Garage

Local Schools

Some of the local schools include:

- Ash Hill Primary School – Primary
- Beechview Academy – Primary
- Kings Wood School and Nursery – Primary
- The Highcrest Academy – Secondary
- John Hampden Grammar School – Grammar
- The Royal Grammar School, High Wycombe – Grammar
- Wycombe High School – Grammar

We recommend checking directly with the schools or the local authority to confirm admission criteria and availability.

Local Amenities

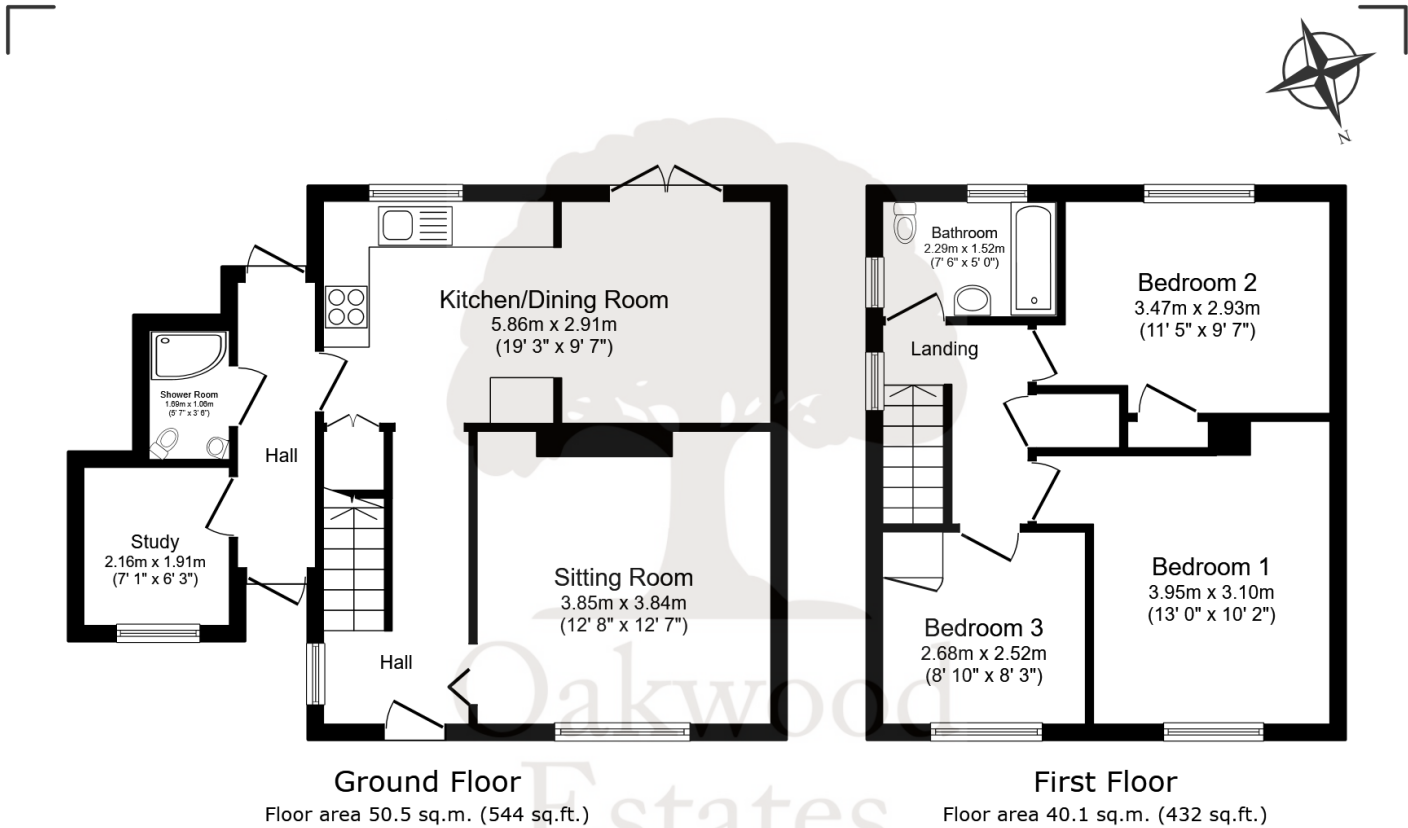
High Wycombe's town centre is easily accessible from the property, offering a wide range of shopping, dining, and entertainment options. You'll find supermarkets, boutique shops, and well-known retailers, as well as a vibrant food scene with restaurants serving diverse cuisines to suit every palate. The nearby Eden Shopping Centre is a retail hub that caters to all your shopping needs.

Transport Links

The area benefits from excellent transport links, with the M40 motorway nearby, connecting you to London and Oxford within a reasonable commute. High Wycombe Railway Station offers direct train services to London Marylebone, making it convenient for professionals working in the capital.

Council Tax
Band C

Floor Plan



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

