



A beautifully presented four-bedroom townhouse, ideally situated in a highly sought-after location just moments from High Wycombe town centre and mainline train station, offering direct services to London Marylebone in approximately 35 minutes. The property also provides convenient access to the M40 and M25, making it perfect for commuters.

Arranged over three spacious floors, this modern home offers versatile and well-proportioned living accommodation.

The ground floor features a bright and welcoming hallway leading to a lounge overlooking the front of the property and at the rear, a modern kitchen/diner with ample space for a dining table. Additional benefits include three useful storage cupboards and a convenient downstairs WC.

The first floor comprises a generous double bedroom and a further room with a private balcony, which can be used as an additional reception room or fourth bedroom. A stylish, fully tiled family bathroom completes this level.

Occupying the top floor is the impressive principal bedroom, complete with a modern en-suite shower room, as well as a second double bedroom enjoying pleasant views over the rear garden.

Externally, the property boasts a private rear garden with a patio area, perfect for outdoor dining, along with a large shed providing excellent storage. To the front, there is an additional storage cupboard and two allocated parking spaces.

Further benefits include gas central heating and double glazing. The property is offered unfurnished and is available immediately.

EPC Rating - B. Council Tax Band - D. One Week Holding Reserve - £438.46. Five Week Deposit - £2192.30

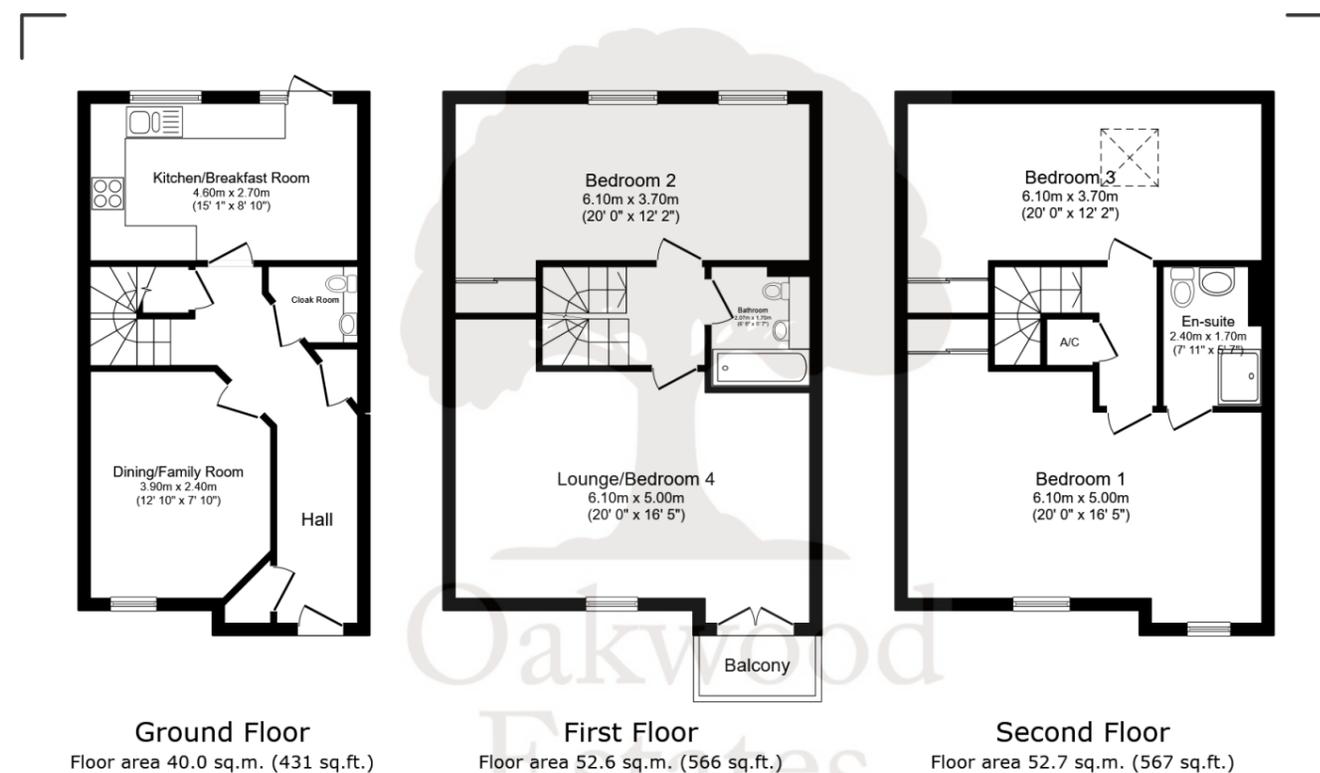


Property Information

-  4 DOUBLE BEDROOMS
-  BALCONY
-  TWO ALLOCATED PARKING
-  EPC RATING- B
-  ONE WEEK HOLD RESERVE - £438.46
-  2 BATHROOMS
-  GAS HOB
-  UNFURNISHED AND AVAILABLE NOW
-  COUNCIL TAX BAND - D
-  FIVE WEEK DEPOSIT - £2192.30

					
x4	x1	x2	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Total floor area: 145.3 sq.m. (1,564 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



NEAREST TRAIN STATIONS

High Wycombe 0.7 miles
Bourne End 3.5 miles
Beaconsfield 3.9 miles

NEAREST PRIMARY SCHOOLS

Hannah Ball Academy 510 yards
Beechview Academy 580 yards
Kings Wood School and Nursery 0.6 miles
Marsh School 0.7 miles
Hamilton Academy 1 mile
Abbey View Primary Academy 1 mile
Ash Hill Primary School 1 mile
Highworth Combined School and Nursery 1.1 miles
High Wycombe Church of England Combined School 1.1 miles
St Michael's Catholic School (All Through) 1.2 miles

NEAREST SECONDARY SCHOOLS

The Highcrest Academy 500 yards
The Royal Grammar School, High Wycombe 1.1 miles
St Michael's Catholic School (All Through) 1.2 miles
Wycombe High School 1.5 miles
John Hampden Grammar School 1.6 miles 2

NEAREST DOCTORS SURGERIES

Cressex Health Centre - Lynton House 710 yards
Kingswood Surgery 0.6 miles
Priory Surgery 0.9 miles
Carrington House Surgery 0.9 miles
Wye Valley Surgery 1 mile

NEAREST DENTISTS

Amersham Hill Dental Clinic 0.8 miles
Wycombe Dental Centre 0.8 miles
CRENDON DENTAL CENTRE 0.8 miles
HW Dental Centre 0.8 miles
ENHANCE DENTAL CENTRE 0.8 miles

Council Tax

Band D

