



3 Barton Way, High Wycombe, HP13 6SY

£325,000

3 Barton Way

High Wycombe

- A Well Presented Semi-Detached House
- Living/Dining Room, Modern Fitted Kitchen
- Two Double Bedrooms, Refitted Shower Room
- Gas Fired Central Heating, Double Glazing, Off Street Parking
- Well Kept Rear Gardens With Large Workshops With Multi-Functional Use
- Cul-De-Sac Location Close To Totteridge Common And Local Amenities

Situated just under one and a half miles from the town centre in a tucked away cul-de-sac location. The property is situated close to local shops and a regular bus service into the town centre runs close by. High Wycombe town centre offers multiple shopping facilities as well as having a mainline railway station with a regular service to both London and Birmingham. There are a number of schools close by, including the boys Royal Grammar School.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B



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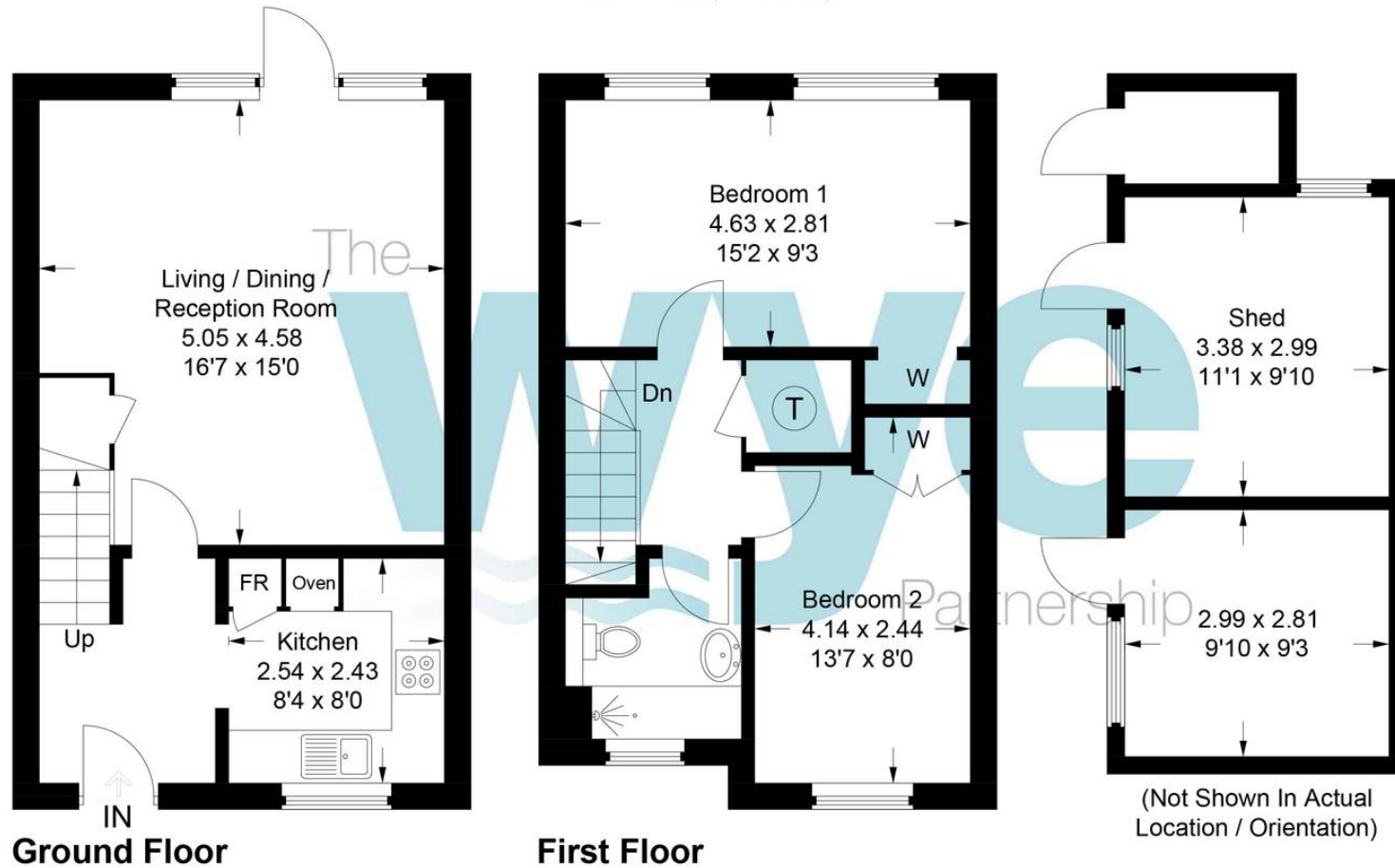
High Wycombe

This well presented two bedroom semi-detached house offers comfortable and modern living in a sought-after cul-de-sac location close to Totteridge Common and local amenities. The property features a spacious living and dining room complemented by a modern fitted kitchen with ample storage. Upstairs, there are two generously sized double bedrooms, providing flexible accommodation. The refitted shower room is finished to a high standard, offering contemporary fixtures and fittings. Further benefits include gas fired central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Outside there is off street parking to the front, with a well kept rear garden with large workshops (with multi-functional use) that offers excellent versatility for hobbies, storage, or potential workspace needs. This home presents an excellent opportunity for buyers seeking a move-in ready property. Early viewing is recommended.



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Approximate Gross Internal Area
Ground Floor = 35.9 sq m / 386 sq ft
First Floor = 34.6 sq m / 372 sq ft
Outbuilding = 21.1 sq m / 227 sq ft
Total = 91.6 sq m / 985 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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