77 Nicholas Gardens, High Wycombe, HP13 6JG

£399,950

77 Nicholas Gardens

High Wycombe

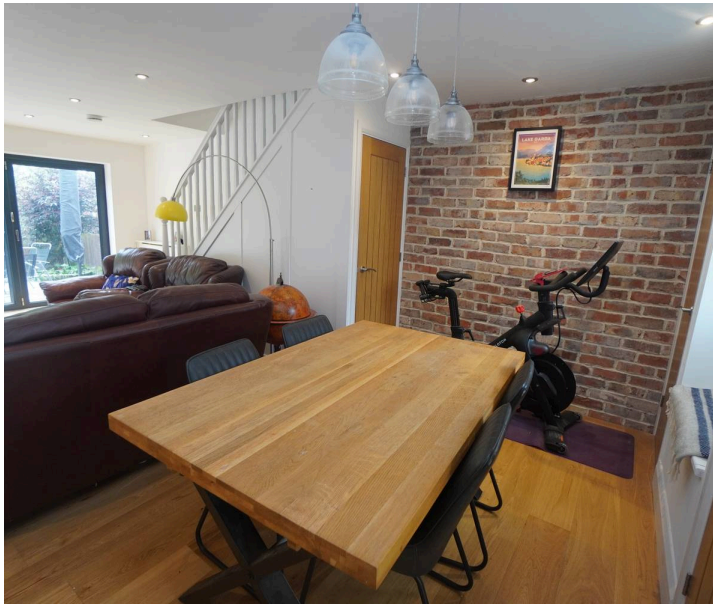
- Link Detached Property in Quiet Cul-De-Sac Location
- Open Plan Modern Living with Origin Bi-Fold Doors to South Facing Garden & Real Wood Flooring
- Three Bedrooms
- Gas Central Heating
- Double Glazed Windows
- Driveway Parking

Situated in a quiet cul-de-sac location, just a 15-20 minute walk into town. High Wycombe town centre offers comprehensive shopping and restaurants with a library and a theatre amongst its many facilities. Regular buses are close by running regularly to the town centre and station. With 25 minute trains to London Marylebone and direct services to Birmingham and Oxford. M40 accesses to junctions 3 and 4 are within a 10 minute drive.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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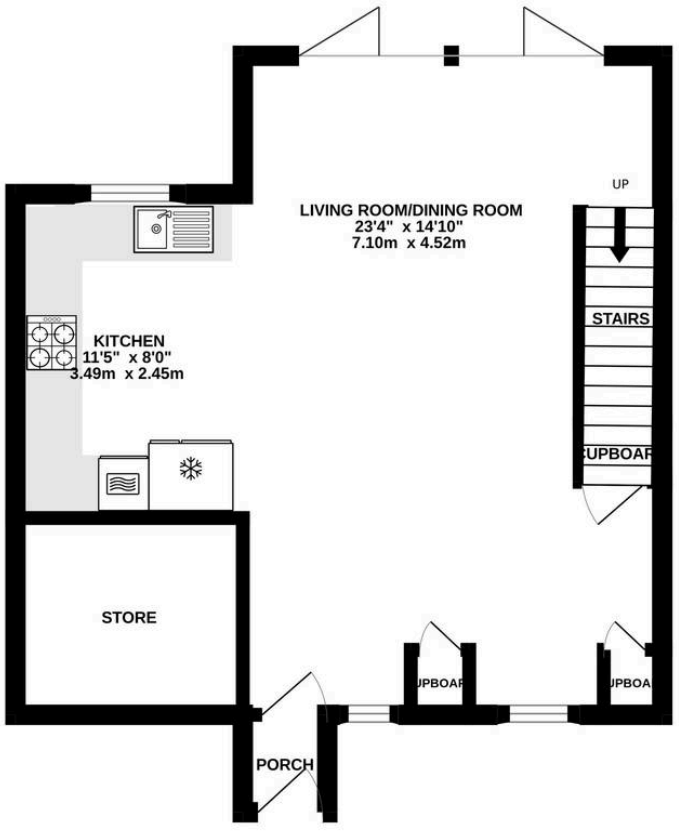
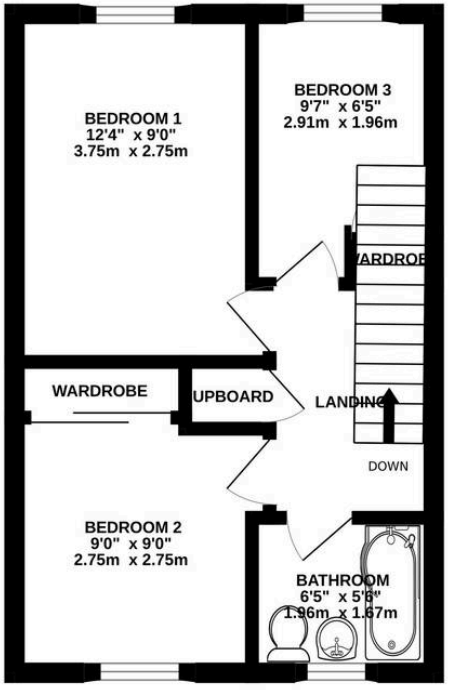
High Wycombe

LINK-DETACHED.. LINK-DETACHED.. This well-presented three bedroom link detached house is situated in a quiet cul-de-sac, offering a peaceful setting ideal for families or professionals. The property boasts a contemporary open plan living space, with real wood flooring in the lounge and Origin bi-fold doors leading out onto the south facing garden, providing a welcoming atmosphere for both relaxation and entertaining. The interiors are enhanced by double glazed windows, ensuring energy efficiency and a bright, airy feel throughout. Gas central heating is installed, guaranteeing comfort during the colder months. The accommodation comprises three well-proportioned bedrooms, each offering flexible space for sleeping, working, or studying. The kitchen is thoughtfully laid out with modern fittings, seamlessly connecting to the living and dining areas to create a sociable hub for daily life. The bathroom is finished to a high standard, complementing the overall quality of the home. Additional features include driveway parking, ample storage options and a practical layout that maximises the available space. Located in a sought-after residential area, this property provides a rare opportunity to acquire a stylish, low-maintenance home in a desirable neighbourhood. Early viewing is highly recommended to appreciate all that this impressive property has to offer.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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