

wye Partnership

117 Garratts Way, High Wycombe, HP13 5XT

£322,500

117 Garratts Way

High Wycombe

- A Well Presented Two Bedroom End Terrace House
- Gas Central Heating To Radiators And Double Glazed Windows/Doors
- Modern Fitted Kitchen And Modern Refitted First Floor Bathroom
- Restyled Throughout To Create An Immaculate Modern Contemporary Home
- Delightful South Facing Enclosed Rear Garden
- Two Allocated Parking Spaces
- Highly Regarded Residential Area Walking Distance Of Town & Station
- Far Reaching Open Views To Rear, Must Be Seen Internally To Be Appreciated

Situated just over a mile from the town centre and station with multiple shopping, leisure and entertainment facilities, the property is also close to large supermarkets and more localised shops catering for day-to-day needs. The station in the town centre offers quick access into London Marylebone, Oxford and Birmingham and the M40 is easily accessible at Junction 4.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







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This well presented two bedroom end terrace house offers an immaculate and contemporary living environment, restyled throughout to a high standard and ready for immediate occupation. The property features gas central heating to radiators and double glazed windows and doors. The modern fitted kitchen is thoughtfully designed with integrated appliances. Upstairs, the property benefits from a modern refitted bathroom on the first floor. Both bedrooms are generously proportioned, with the main bedroom enjoying far reaching open views to the rear, creating a sense of space and tranquillity. The neutral décor and quality flooring throughout the home enhance the bright and airy atmosphere, making it easy to personalise to individual tastes. For added convenience, the property includes two allocated parking spaces (ideal for residents and visitors), and is situated in a highly regarded residential area within walking distance of both the town centre and mainline station. This sought after location combines peaceful surroundings with excellent access to amenities, schools, and transport links, making it perfect for commuters, first time buyers, or those seeking a stylish and low maintenance home. Internal viewing is highly recommended to fully appreciate the exceptional standard of finish and the delightful open outlook to the rear that this property has to offer.

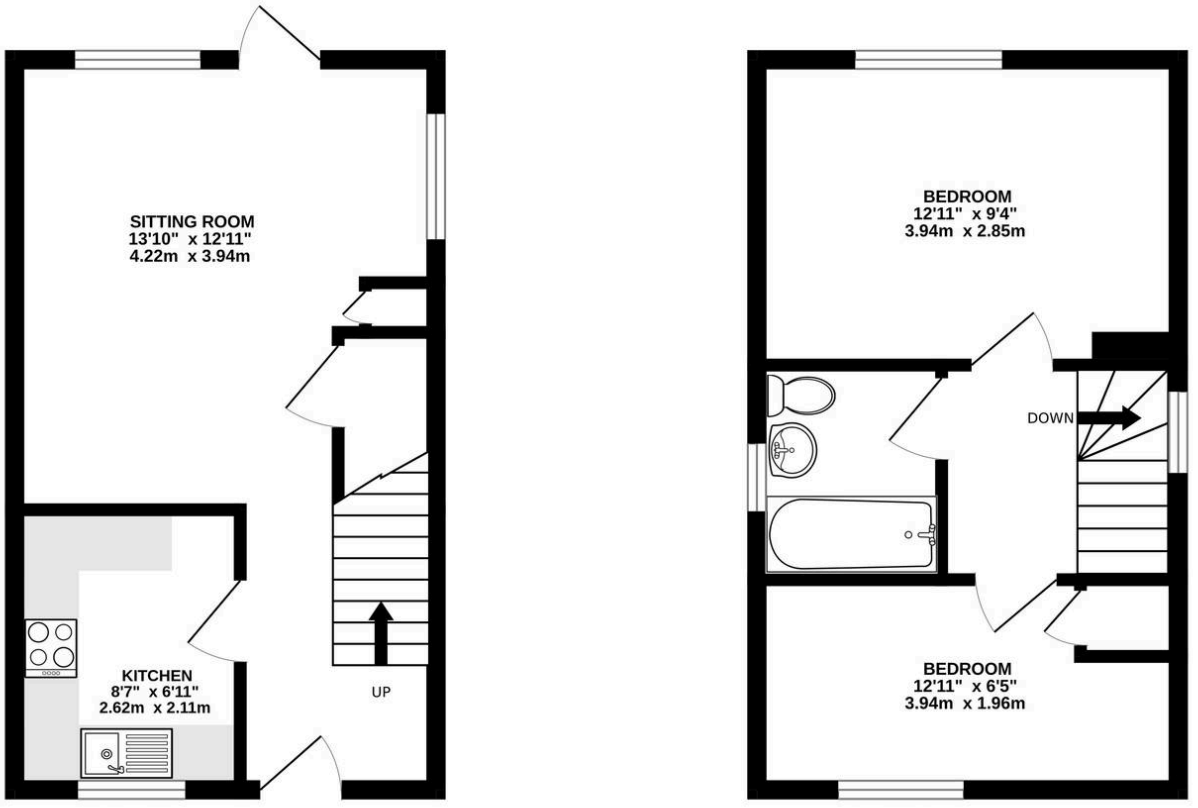






GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.

1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.

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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The Wye Partnership High Wycombe

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