



5 Chestnut Avenue, High Wycombe, Buckinghamshire, HP11 1DJ

Offers Over | £500,000

## Property Features

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- Semi Detached Family Home
- Light Living Room
- Spacious Dining Room
- 3 Good Sized Bedrooms
- Kitchen with Breakfast Bar
- Conservatory
- Stunning Gardens to the Rear
- Close to Parkland
- Parking to the front
- Awaiting EPC / Council Tax Band D

## Full Description

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Situated in the heart of High Wycombe, this delightful 3-bedroom semi-detached house offers the perfect blend of comfort and convenience. Located just a stone's throw away from the picturesque Rye Parkland, this property boasts a tranquil setting while being close to all local amenities.

The welcoming living room is perfect for relaxing and entertaining, featuring a cosy atmosphere and large windows that flood the space with natural light. Adjacent to the living room, the good-sized dining room is ideal for family meals and gatherings, offering a seamless flow to the house. The kitchen is equipped with ample countertop space and storage with the benefit of a breakfast bar making it a sociable area for preparing meals. The charming conservatory provides an additional living space with a view of the rear garden, perfect for enjoying all seasons.

The three bedrooms are all of a good size, each offering ample natural light and generous storage space. The principal bedroom is particularly impressive with its large windows. The house features a well-appointed practical family bathroom equipped with bath and separate shower.

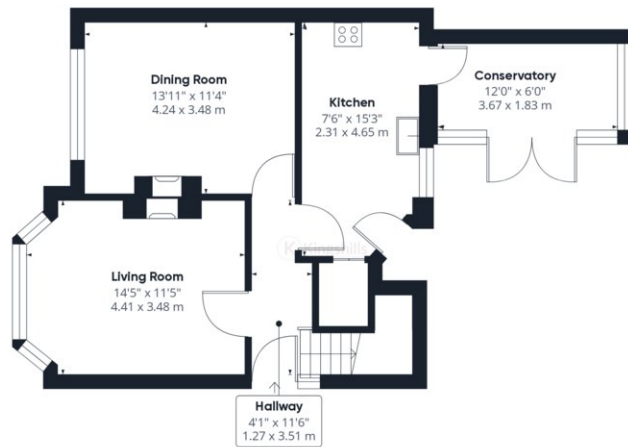
A real feature of the property is the large rear garden, which is full of well maintained established shrubs and planting, making it the ideal space for outdoor activities, gardening, and entertaining. To the front of the house there is convenient driveway parking.

This property is ideally located close to the Rye Parkland, a beautiful green space perfect for leisurely walks, picnics, and outdoor activities. High Wycombe town centre is also within easy reach where you'll find an array of shops, restaurants, and cafes.

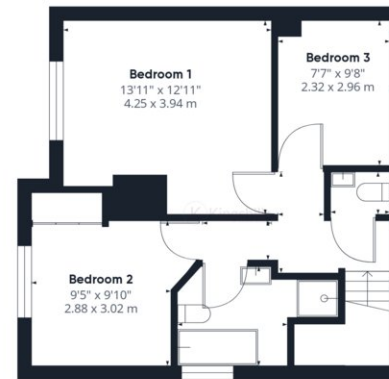
For those commuting, the property is within a short walk of High Wycombe Train Station. The station offers excellent connectivity to Marylebone, with frequent train services ensuring a quick and convenient commute. Junction 4 of the M40 is within a short drive which means commuting to London, Birmingham and Oxford are within easy reach.



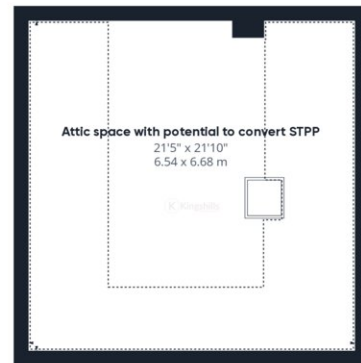




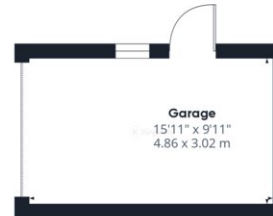
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
1685.94 ft<sup>2</sup>  
156.63 m<sup>2</sup>

**Reduced headroom**  
282.85 ft<sup>2</sup>  
26.28 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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