





## Property Features

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- Character Semi Detached Home
- Two Spacious Bedrooms
- Two Reception Rooms
- Re-fitted Kitchen & Breakfast Room
- Utility Area
- Large Rear Garden
- Detached Home Office
- Bathroom with Separate Shower Cubicle
- Close to Royal Grammar School
- EPC D 62/ Council Tax Band C

## Full Description

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This beautifully presented older-style semi-detached home offers a perfect blend of period character and modern convenience. Situated in a desirable High Wycombe location close to the Royal Grammar School, the property is ideal for first-time buyers, small families, or professionals seeking a stylish and practical living space.

On the ground floor there is a cosy yet spacious living room with a feature fireplace, plus a separate dining room perfect for entertaining. The Re-fitted Kitchen boasts modern units, quality appliances, and a bright breakfast area for casual dining. The Utility area offers a practical space providing additional storage and laundry facilities.

Two Spacious Bedrooms can be found on the first floor which are both well-proportioned, allow for plenty of natural light and have charming period features. Finishing the first floor is a really large bathroom with separate shower cubicle.

Outside is a well-maintained large garden perfect for relaxation and summer barbecues. At the bottom of the garden a home office can be found which is a fantastic addition, ideal for remote working or creative space. There is also a garage providing lots of storage space.

This well-presented home retains much of its original charm while benefiting from modern upgrades, making it an attractive and practical property in a prime location.

Conveniently positioned near High Wycombe town centre, the property is within easy reach of local schools, shops, restaurants, and excellent transport links, including the train station with fast routes to London Marylebone and access to the M40 motorway.

This is a must-see property for those seeking a charming home with character and modern touches. Contact us today to arrange a viewing!







