



Flat 2, 308-310 West Wycombe Road, High Wycombe, HP12 4AB

Asking Price | £1,400 per calendar month

Property Features

- Ground Floor Two Bedroom Apartment
- Garage with Mezzanine for Storage
- Private Patio to Rear
- Modern Kitchen and Bathroom
- Parking Space (In Front of Garage)
- Redecorated Throughout
- Brand New Gas Boiler Fitted
- EPC Rating D / Council Tax Band B
- Available Now
- Unfurnished

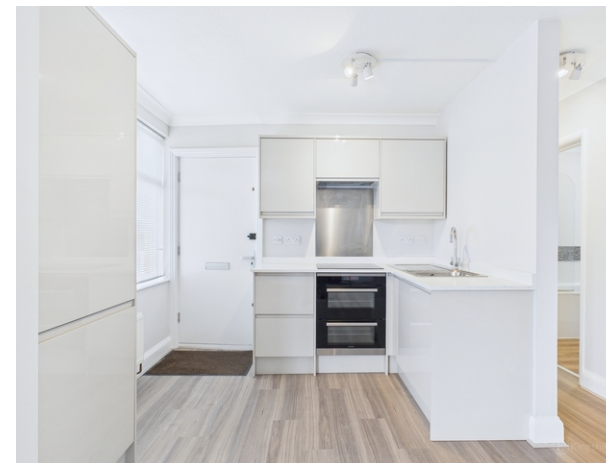
Full Description

A two-bedroom ground floor apartment located to the West of High Wycombe offering the very rare benefit of having a garage and private patio area. The property has been redecorated throughout, had new flooring fitted and a brand-new boiler.

The accommodation provides a modern and open plan kitchen/dining/living room with feature fireplace, a double bedroom with cupboard with space for a washing machine (washing machine not provided), a 2nd single bedroom and modern bathroom. The property has an area of garden to the front and a private patio area to the rear and a single garage located in a block of 4. A car can be parked in front of the garage.

The property is located close to the historic village of West Wycombe and the national trust West Wycombe Park. In contrast to all the tradition and tranquillity of the villages surrounding it, High Wycombe town centre has its eyes fixed firmly on the future. There is the bustling Eden shopping centre, a brand-new leisure centre along with a huge range of busy restaurants and bars, the town is fast becoming the place to live for everyone.

Placed at Junction 4 of the M40 and having a train station in the centre offering a 27-minute commute to London Marylebone, High Wycombe is an ideal location to commute from. With a range of fantastic primary as well as renowned grammar and private schools, education is one of the main reasons people move to High Wycombe and stay there.





Bathroom
4'11" x 8'10"
1.51 x 2.71 m

Bedroom 2
5'8" x 13'1"
1.73 x 3.99 m

Bedroom 1
13'0" x 8'11"
3.97 x 2.72 m

Kitchen / Living Room
20'10" x 11'11"
6.37 x 3.64 m

Ground Floor Building 1

Garage

16'7" x 8'2"
5.06 x 2.51 m

Ground Floor Building 2

Approximate total area⁽¹⁾

645.19 ft²
59.94 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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