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20 Deangarden Rise, High Wycombe, Buckinghamshire, HP11 1RE





20 Deangarden Rise, High Wycombe, Buckinghamshire,  
HP11 1RE

**Guide price £475,000**

A bright and airy three bedroom semi-detached home situated in a popular and quiet location. The property is being sold with the added benefit of no onward chain.



## Description

Upon entering the property through the front door, you are welcomed into the porch with enough space for coats and shoes. Through the door in front, you enter into the carpeted sitting room which benefits from a double aspect and gas fireplace. Through the sitting, you enter the dining area with pocket doors leading into the spacious kitchen with a view into the rear garden. To complete this level, there is a purpose built recording studio with air conditioning which could be used as an office or home gym; a utility room and downstairs cloakroom.

On the first floor, there are three bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and an elevated view over Wycombe Marsh.

Outside the property, there is a large south westerly-facing patio space for entertaining, storage shed with power, a wildlife pond and direct access into Dean Garden Wood.

Further features include gas central heating powered by a new gas boiler and tank, UPVC double glazing throughout, driveway parking, gas fireplace and loft storage.



## Situation

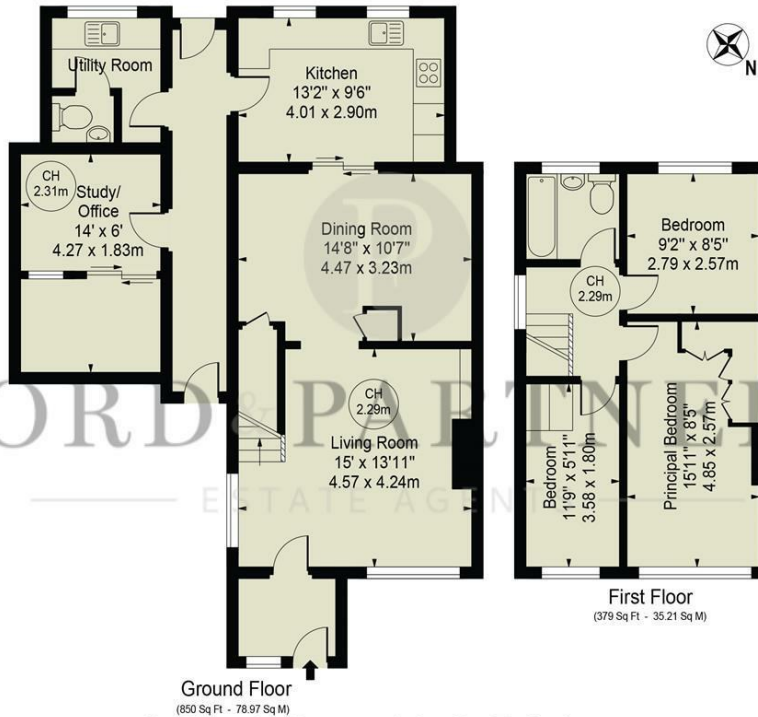
The property is within easy reach of High Wycombe Town Centre and Mainline Train Station. Also within close proximity there is the Eden shopping centre, numerous restaurants, library, theatre, a number of gyms, shopping facilities (Lidl, Tesco, M&S Foodhall) excellent links to London by rail and road with easy access to the motorway network. The property is in a popular area in close proximity to local primary, secondary and grammar schools.



# Floor Plans

## Deangarden Rise

Approx. Gross Internal Area 1229 Sq Ft - 114.18 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

# Area Map



## Energy Performance Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	