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ESTATE AGENTS

37 Tadros Court, High Wycombe, Buckinghamshire, HP13 7GF



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Guide price £475,000

Originally constructed in 2007, this large four-bedroom town house boast over 1600 square feet of accommodation. This well-presented home is being sold with the added benefit of no onward chain.

Description

When entering the property through the front door, you enter the welcoming hallway, where a versatile space to your right as either a dining room or a fourth bedroom. Continuing through the hallway, the heart of the home reveals itself towards the rear—a well-appointed kitchen and diner with seamless access to the back garden. The kitchen boasts modern conveniences, including an integrated Bosch oven and grill, a four-ring gas hob with an extractor fan, and a full-sized integrated dishwasher. A conveniently located cloakroom, along with ample storage cupboards, enhances the functionality of this level.

On the first floor, you encounter a double bedroom, a family bathroom, and a generously proportioned sitting room. The sitting room, spanning an impressive 19 feet by 16 feet, offers unobstructed views of lush woodland and opens onto a south-facing balcony.

The second floor unfolds with two additional double bedrooms, each benefiting from built-in wardrobes. The principal bedroom stands out with its remarkable size and features an ensuite shower room for added convenience.

Outside, the landscaped rear garden is designed for easy maintenance, predominantly paved. A large metal storage shed and side access to the front of the property further enhance the outdoor space.

Noteworthy features of this property include gas central heating, UPVC double glazing, Oak Flooring throughout, and the added convenience of allocated parking. This home seamlessly blends practicality with modern comfort, making it a delightful and functional living space.

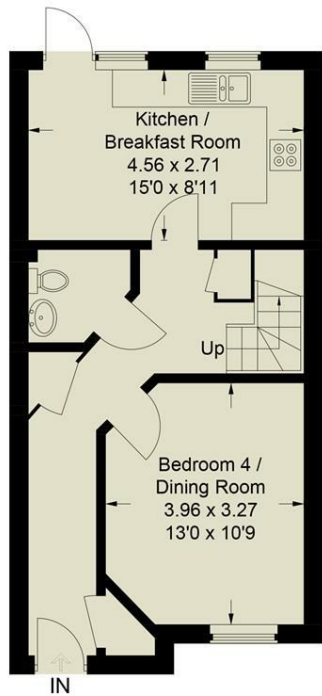
Situation

This fine home is situated in the popular Tadros Court development, just 0.5 miles from High Wycombe's Mainline Train Station and Town Centre. Junctions 3 and 4 of the M40 motorway are a five minute drive away.

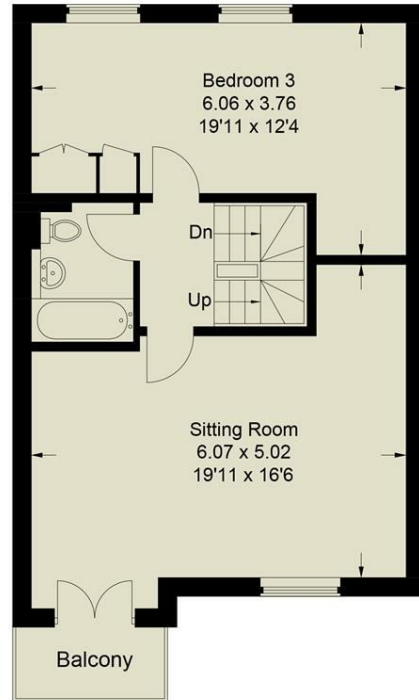


Floor Plans

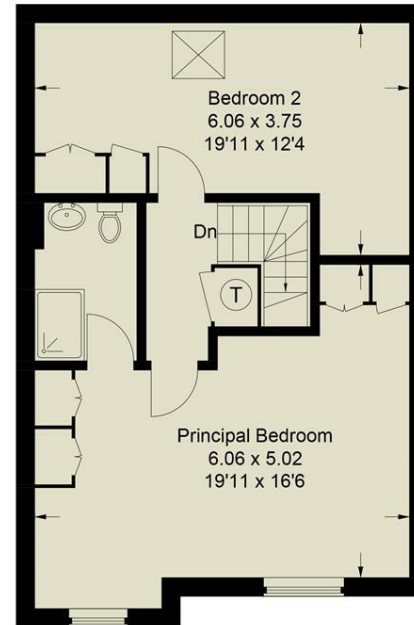
Approximate Gross Internal Area
 Ground Floor = 41.1 sq m / 442 sq ft
 First Floor = 55.4 sq m / 596 sq ft
 Second Floor = 55.2 sq m / 594 sq ft
 Total = 151.7 sq m / 1,632 sq ft



Ground Floor



First Floor

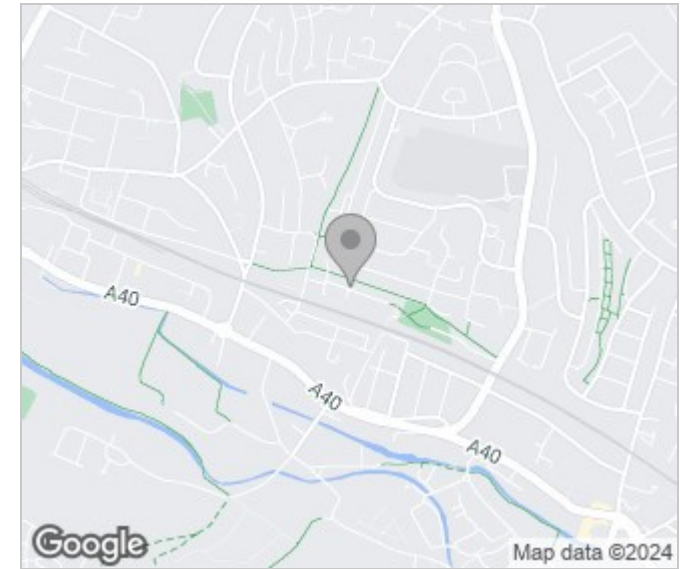


Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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