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ESTATE AGENTS

13 Easton Terrace, High Wycombe, HP13 6AF



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Guide price £390,000

Nestled along a charming street, this semi-detached cottage boasts two generously sized double bedrooms and has undergone extensive renovations, offering a blend of modern comfort and characterful features. Situated mere moments from the mainline train station and the Rye Park, convenience and tranquillity are at your doorstep.

Description

Stepping through the newly installed composite front door, you're greeted by a welcoming central hallway with stairs leading ahead. To the right lies the inviting sitting room adorned with original wooden flooring, a cosy log burner, and elegant shutters. Continuing through the hallway, you'll find the dining room seamlessly connected to the recently refurbished shaker-style kitchen, creating an ideal space for gathering and entertaining.

Upstairs, the first-floor hosts two spacious double bedrooms and a renovated family bathroom. The bathroom features a bath/shower combination, toilet, fitted vanity unit, and charming mosaic floor tiles.

Outside, both front and rear gardens offer delightful outdoor spaces. The landscaped rear garden boasts a Mediterranean-inspired courtyard, complete with a decked area perfect for alfresco dining and entertaining.

Additional features include gas central heating, newly fitted UPVC double glazing throughout, convenient loft storage, and resident permit parking, ensuring practicality and comfort throughout.



Situation

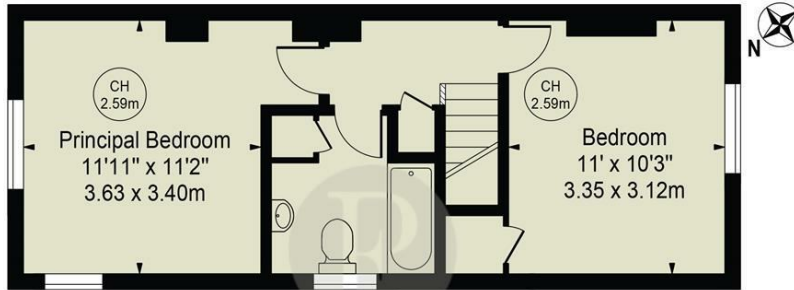
This home is in a prime position close to the mainline railway station and town centre. Via the Chiltern Railway service, you can be at London Marylebone Station in just 28 minutes. This mainline station also serves commuters to Birmingham, Banbury, Aylesbury and not forgetting the Bicester shopping outlet. For commuters by road, the location is very convenient too, as High Wycombe benefits from two M40 motorway junctions J3 & J4 with J4 just 2 miles away. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. All walkable from the property and in high demand, there's Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden.



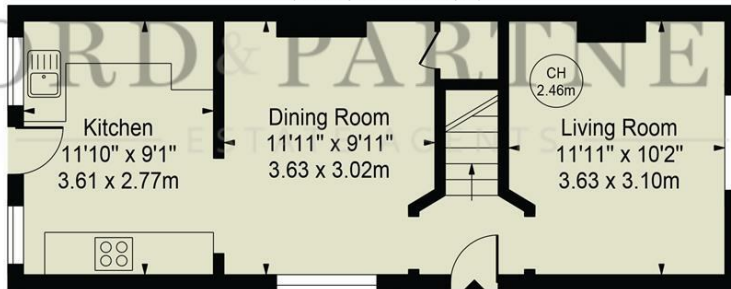
Floor Plans

Easton Terrace

Approx. Gross Internal Area 798 Sq Ft - 74.14 Sq M



First Floor
(399 Sq Ft - 37.07 Sq M)



Ground Floor
(399 Sq Ft - 37.07 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) A		87
(81-91) B		
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	