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ESTATE AGENTS



Queen Street High Wycombe HP13 6EZ



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**Guide price £350,000**

Nestled in the sought-after Queen Street, this charming two double-bedroom cottage offers a prime location just a short stroll from the mainline train station and town centre. With the added advantage of no onward chain, this delightful home is ready for its next owner.

## Description

As you step through the newly installed composite front door, you're greeted by a bright and airy reception room featuring an inviting open fire and a bay window that fills the space with natural light. The reception room leads to a cozy sitting room, perfectly sized for an L-shaped sofa, with fully glazed doors providing access to the rear garden. Completing the ground floor is a modern, well-equipped kitchen with garden views.

Upstairs, you'll find two generous double bedrooms and a stylish family bathroom, which includes a vanity unit, a sunken bathtub with a concealed shower mixer, a toilet, and a Velux window.

The low-maintenance rear garden, mainly paved for easy upkeep, offers an ideal space for entertaining, with a shingled area and unique gated access onto Conegra Road. Additional features of this property include gas central heating, UPVC double glazing, residents' permit parking, and loft storage.

## Situation

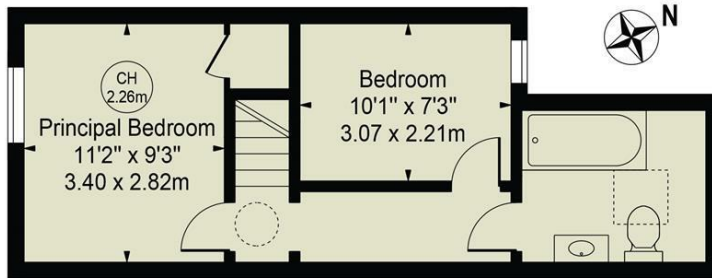
Queen Street is located on the north side of High Wycombe's town centre, just moments from the train station and town's amenities. Despite its central position, Queen Street is a peaceful enclave with a strong sense of community. The Chiltern Railway service offers quick connections to London Marylebone in just 27 minutes and Oxford in 38 minutes. High Wycombe is also known for its excellent schools, including Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe, and John Hampden—all within walking distance of the property and in high demand.



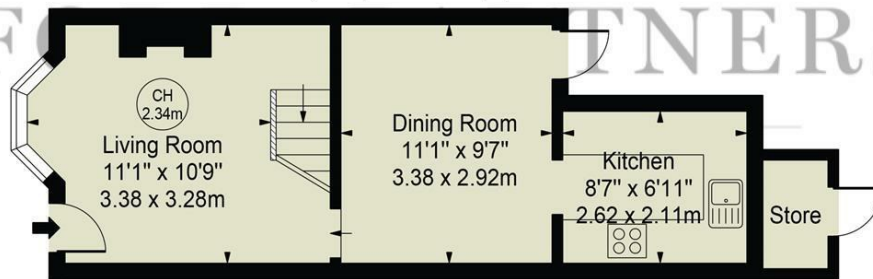
# Floor Plans

## Queen Street

Approx. Gross Internal Area 629 Sq Ft - 58.44 Sq M  
(Excluding Store)



First Floor  
(311 Sq Ft - 28.89 Sq M)

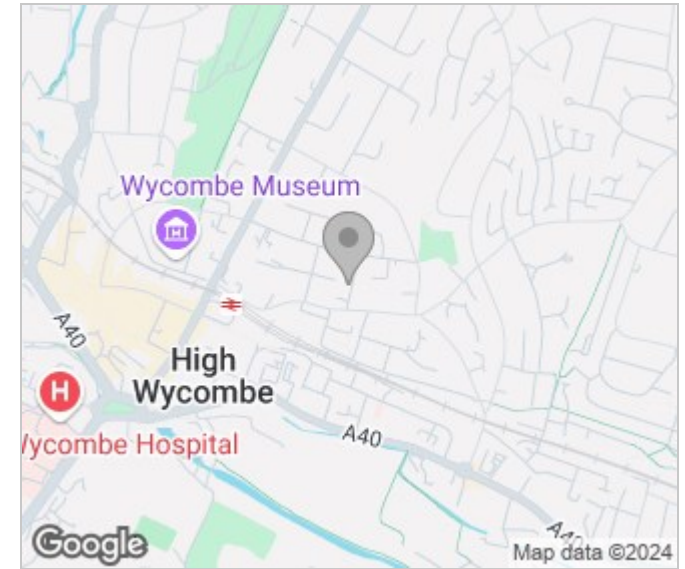


Ground Floor  
(318 Sq Ft - 29.54 Sq M)

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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</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	