









Gillfield CloseHigh WycombeHP11 1TS

## Offers in excess of £385,000

This modern end-of-terraced residence boasts two double bedrooms and is located in the sought-after cul-de sac in the Cressex area, offering convenient access to J4 M40 & A404.

## Description

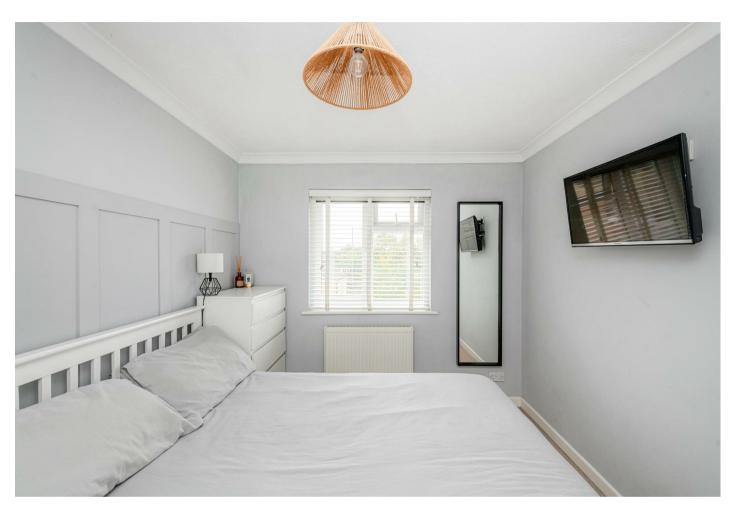
Upon entry through the front door, you're greeted by a central hall. Straight ahead, a spacious reception L-Shape room awaits, with access to the kitchen diner on the left. The kitchen has been recently renovated, showcasing, integrated oven, induction hob, extractor fan, and space for a washing machine.

On the first floor, the property benefits from 2 double bedrooms. The modern family bathroom completes this level.

Additional highlights include gas central heating, UPVC double glazing throughout, a garage, and driveway parking. The spacious garden is mainly laid to lawn and benefits from a patio area ideal for hosting.

## Situation

Gillfield Close is conveniently located within 0.1 miles of J4 of the M40 and A404. There is also a large Waitrose Supermarket, John Lewis, ASDA, TGI Friday's, Costa Coffee, Next, Cinema and Five Guys all within walking distance. Also within easy reach is Chepping View Primary School, John Hampden Grammar School, Cressex School and Wycombe High Grammar School.







Floor Plans Area Map

## Gillfield Close Approx. Gross Internal Area 716 Sg Ft - 66.52 Sg M Conservatory 9'7" x 6'3" 2.92 x 1.90m Bedroom 10' x 7'6" Lounge/ Principal Bedroom 3.05 x 2.29m 13' x 8'9" **Dining Room** 3.96 x 2.67m 16'6" x 14'9" 5.03 x 4.50m **Ground Floor** First Floor (326 Sq Ft - 30.28 Sq M) (390 Sq Ft - 36.23 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.

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Rush UK Trampoline Park High Wycombe Cressex Rd **Handy Cross** Coogle Map data @2024

**Energy Performance Graph** 

