



FORD & PARTNERS

— ESTATE AGENTS —

Tadros Court High Wycombe HP13 7GF



Tadros Court High Wycombe HP13 7GF

£475,000

Originally constructed in 2007, this large three/four-bedroom semi-detached town house boasts circa 1400 square feet of accommodation.

Description

Upon entry you are greeted by a spacious entrance leading to a reception room and a generous kitchen dining area to the rear that provides access into the garden - a spacious cloakroom completes this level.

On the first floor, you encounter a double bedroom, a family bathroom, and a generously proportioned sitting room. The sitting room offers unobstructed views of woodland and opens onto a south-facing balcony.

The second floor boasts two additional double bedrooms. The principal bedroom stands out with its remarkable size and features an ensuite shower room for added convenience.

Outside, the landscaped rear garden is Level and easy to maintain. The garden has easy side access unlike many other Town House style properties.

Additional features of this property include gas central heating, UPVC double glazing, Oak Flooring, 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, offering a quiet setting that's also conveniently situated just 0.5 miles from High Wycombe's Mainline Train Station and Town Centre. Wycombe Rye Park & Lido are within a 10 minute walk as well as a communal park area built within the development a minute walk away. For commuters Junctions 3 and 4 of the M40 motorway are a five minute drive away.



51 Tadros Court, HP13 7GF

Approximate Gross Internal Area
 Ground Floor = 465 sq ft / 43.2 sq m
 First Floor = 463 sq ft / 43.0 sq m
 Second Floor = 443 sq ft / 41.2 sq m
 Total = 1371 sq ft / 127.4 sq m

CH 2.38 = Ceiling Height

Ground Floor

- Kitchen / Dining Room: 15'0" x 10'2" (4.58 x 3.09m)
- Study / Play Room: 11'7" x 10'5" (3.54 x 3.17m)
- CH 2.38
- IN

First Floor

- Bedroom 2: 15'1" x 10'2" (4.59 x 3.11m)
- Sitting Room: 16'10" x 12'7" (5.12 x 3.84m)
- CH 2.34
- Balcony


Second Floor

- Bedroom 3: 15'1" x 10'2" (4.59 x 3.09m)
- Bedroom 1: 15'0" x 11'9" (4.58 x 3.57m)
- CH 2.35

Floor Plan produced for Ford & Partners by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p> | <p>79</p> | <p>90</p> |
| <p>England & Wales</p> | <p>EU Directive 2002/91/EC</p> |  |

18 Crendon Street, High Wycombe, HP13 6LS
01494 840 600 sales@fordandpartners.com www.fordandpartners.com