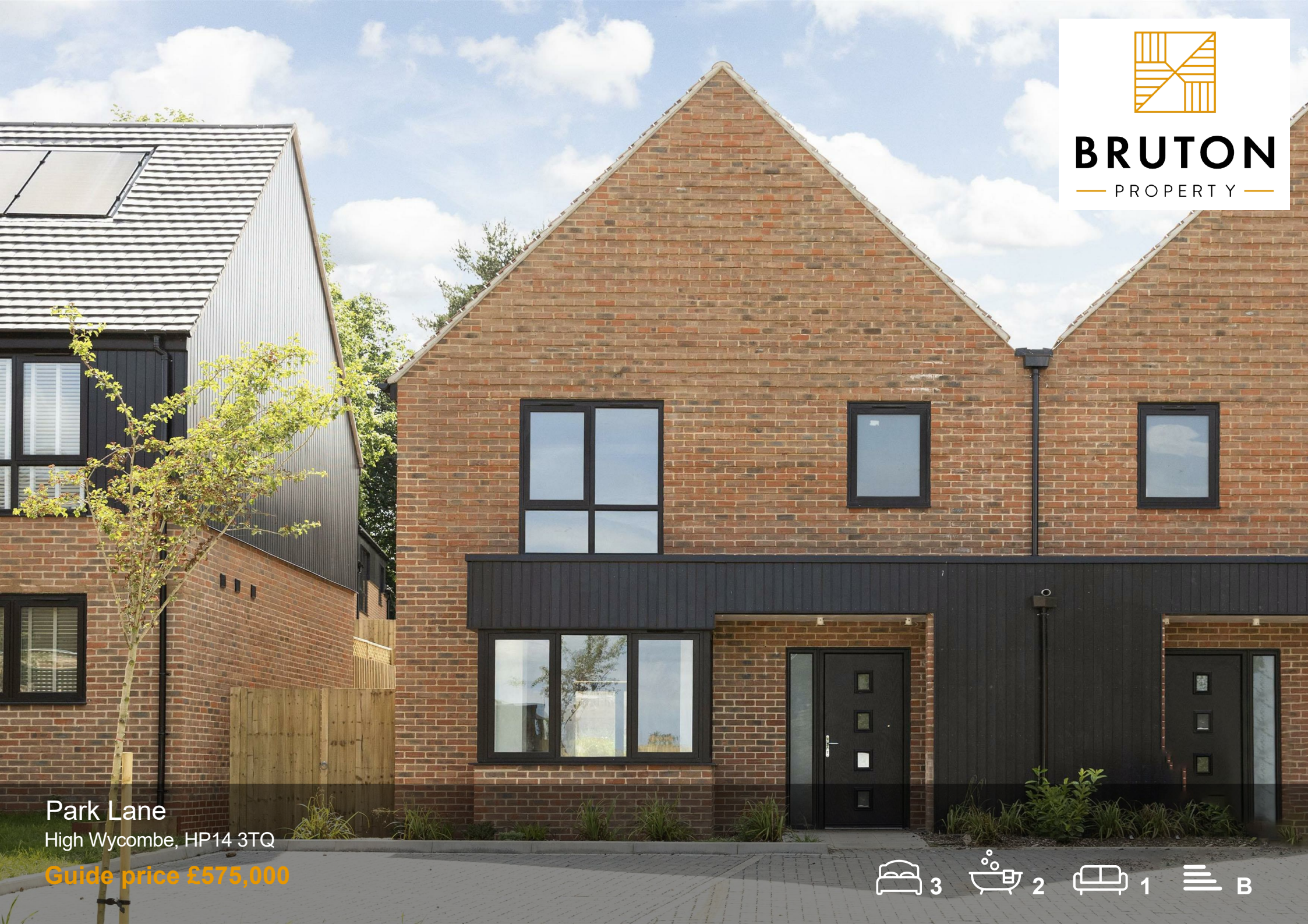


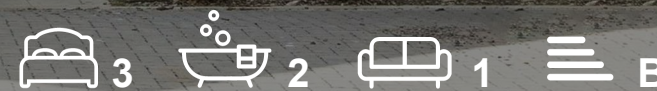


BRUTON
— PROPERTY —



Park Lane
High Wycombe, HP14 3TQ

Guide price £575,000



Park Lane

High Wycombe, HP14 3TQ

Brand new 3 bed house plus study, landscaped garden with large patio and allocated off-road parking for two cars.

The development is located in an area of outstanding natural beauty immediately adjacent to the green belt. The house has been constructed and finished to an excellent standard and provides spacious and contemporary living.

The ground floor features the kitchen/dining room, reception room, study and cloakroom (downstairs loo). The house has solar panels and gas central heating, underfloor to the ground. Modern kitchen, quartz worktop with Neff appliances. The house has bi-fold doors to the rear with large patio area and raised lawned garden. The finished floors at ground level are engineered oak to match the oak staircases and upper floors are carpeted throughout.

To the first floor, there is a well proportioned master bedroom with built in wardrobe and en-suite bathroom with large walk-in shower. Excellent size second bedroom with integrated wardrobe and a third bedroom with integrated wardrobe. There is a generous family bathroom with separate walk-in shower and bath.

Village amenities include a school, a library, shops, pubs and restaurants. The location also offers excellent access to the M40 Junction 5 (London/Birmingham), rail travel from High Wycombe to London Marylebone



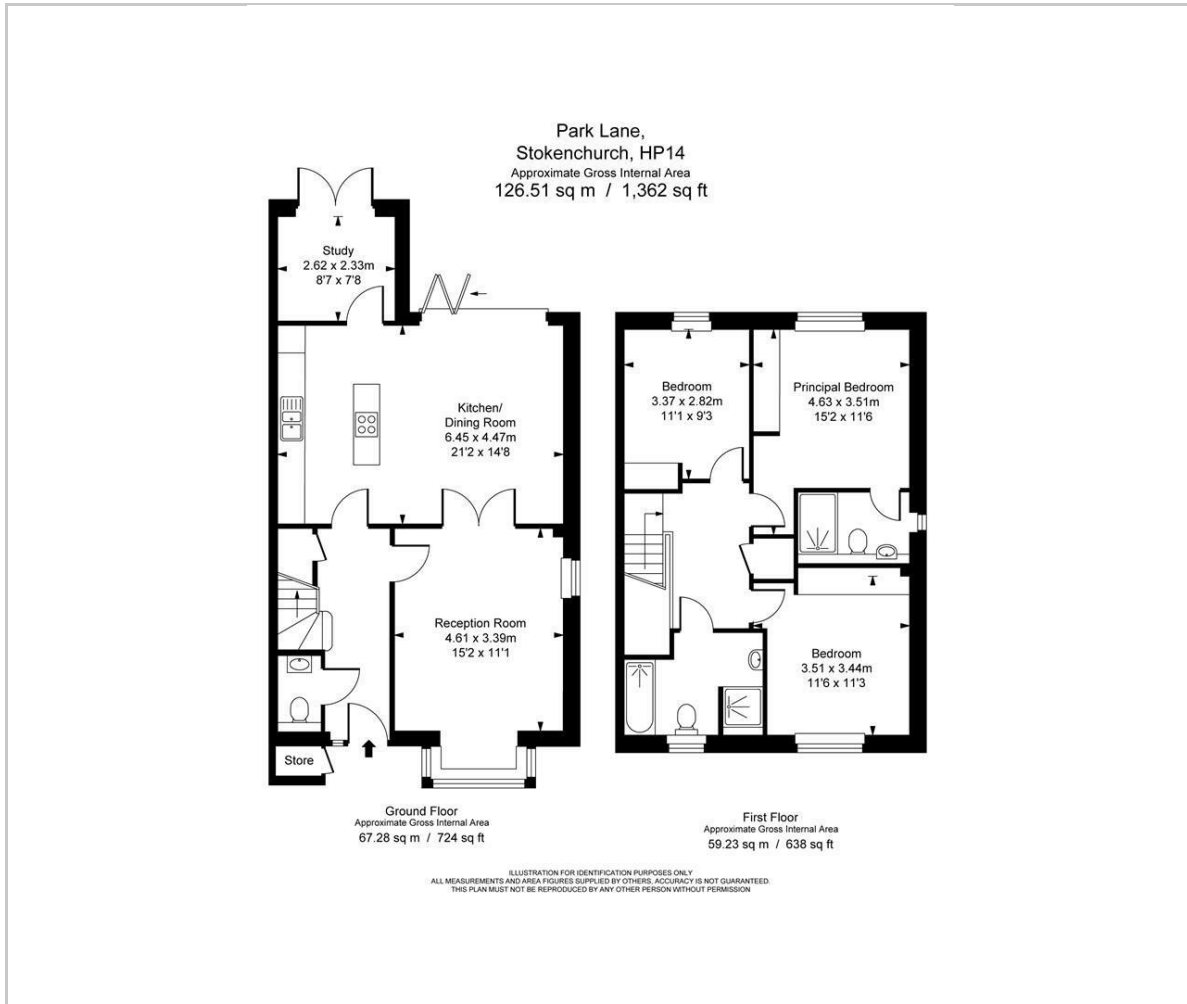


with journey times of approximately 25 minutes (fast train) and Heathrow airport is 27 miles distant. Buckinghamshire lies within the catchment for sought-after grammar schools.

Council: Buckinghamshire
Council Tax Band: TBC
Photos taken June 5th June 2024 - bedrooms to come.
Completion due June 2024




Floor Plan




Viewing

Please contact our Bruton Property Office on 0207 459 4696 if you wish to arrange a viewing appointment for this property or require further information.

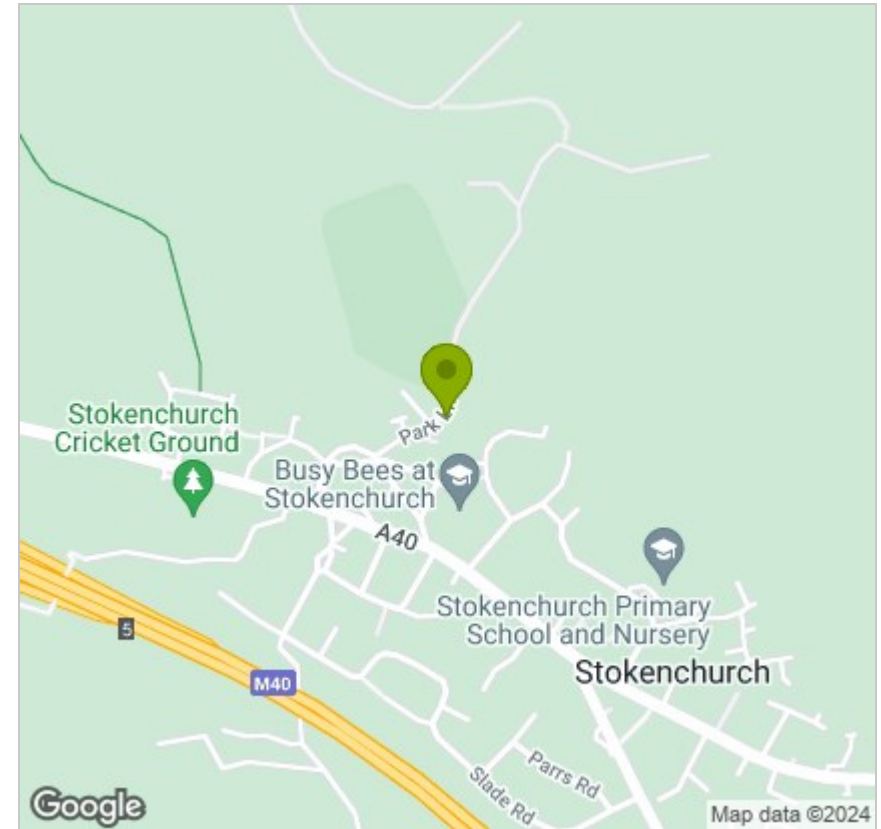
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London, W1K 6LP

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Area Map



Energy Efficiency Graph

