



22 Rowliff Road, High Wycombe, HP12 3LD

A well presented three bedroom semi detached property, situated on the cul-de-sac of Rowliff Road, which offers a walkable distance to John Hampden Grammar School. Close to the town centre and junction 4 of the M40 this location is perfect for those looking to commute with High Wycombe station also offering a direct service into London Marylebone. The accommodation comprises: lounge/diner, fitted kitchen, ground floor family bathroom and three good size bedrooms. The property further benefits: enclosed rear garden, gas central heating and UPVC double glazing. With NO ONWARD chain, a quick sale is expected.

CUL-DE-SAC LOCATION

GAS CENTRAL HEATING

DRIVEWAY PARKING

ENCLOSED GARDEN

3 BEDROOMS

NO ONWARD CHAIN

CLOSE TO GRAMMAR SCHOOL

CLOSE TO J.4 M40

INTERNAL VIEWING ADVISED

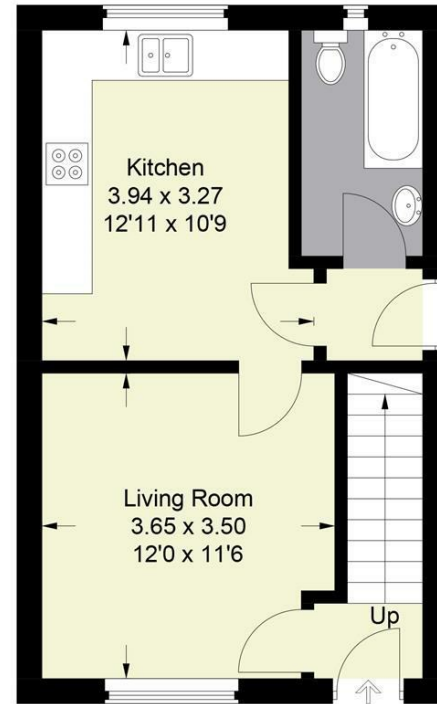
LIKELY TO SELL QUICKLY



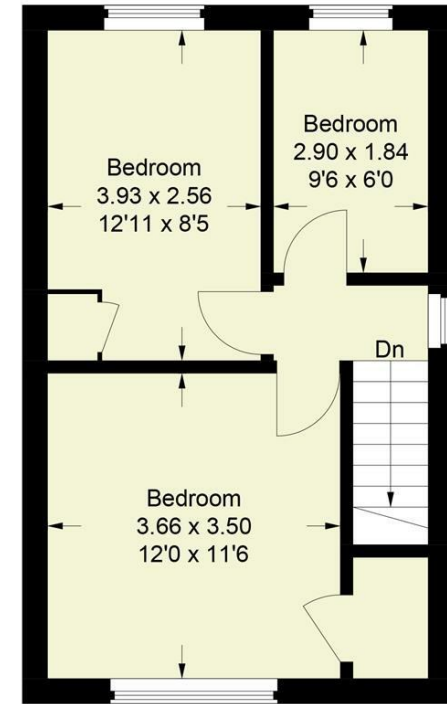




Approximate Gross Internal Area
Ground Floor = 35.5 sq m / 382 sq ft
First Floor = 35.3 sq m / 380 sq ft
Total = 70.8 sq m / 762 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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