



15 Nicholas Gardens, High Wycombe, Bucks, HP13 6JQ

A spacious three double bedroom semi-detached family home offered to the market in immaculate condition throughout. The property is located in a quiet and tucked away location in a sought after cul-de-sac within walking distance of High Wycombe town centre and train station (which connects to London Marylebone in less than 30 minutes). The accommodation comprises: enclosed porch, large open plan lounge/kitchen/diner, conservatory, three double bedrooms, en-suite shower room to master and family bathroom. The property further benefits: driveway parking for two cars, SOUTH FACING rear garden with patio seating area & brick built BBQ, far reaching views from the rear, partially boarded loft space (with power & lighting), gas central heating (new boiler installed in January 2024) and UPVC double glazing.

IMMACULATE CONDITION THROUGHOUT

QUIET & TUCKED AWAY LOCATION

FAR REACHING VIEWS FROM GARDEN

THREE DOUBLE BEDROOMS

DRIVEWAY PARKING FOR TWO CARS

EN-SUITE SHOWER ROOM

WALK OF TRAIN STATION

SOUTH FACING REAR GARDEN WITH PATIO

OPEN PLAN MODERN FITTED KITCHEN

NEW BOILER INSTALLED IN JAN 2024







Nicholas Gardens

Approximate Gross Internal Area
Ground Floor = 537 sq ft / 49.9 sq m
First Floor = 307 sq ft / 28.5 sq m
Total = 844 sq ft / 78.4 sq m



Floor Plan produced for Hursts 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.

Hurst Estate Agents

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