



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.

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1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk