





# 21 Deangarden Rise, High Wycombe, Bucks, HP11 1RF

Situated, in arguably one of High Wycombe's most sought after areas, is this three bedroom end of terrace home that requires complete modernisation throughout and is offered to the market with no onward chain. Positioned in this quiet cul-de-sac, located down a walkway just off Bassetsbury Lane providing convenient access to Handy Cross, Junction 4 of the M40, John Hampden Grammar School, Wycombe High School and is a short walk to Wycombe's town centre and train station that offers a direct line service to London Marylebone, making it perfect for those looking to commute. The accommodation includes; entrance hall, lounge through diner, fitted kitchen, three bedrooms and family bathroom. The property also benefits from; gas central heating, double glazing, parking and garage to the rear that is accessed via a service road, a level, and enclosed rear garden that is South West facing and larger than average in size. This really is a rare opportunity to acquire what could be a wonderful home in a beautiful part of the town and we highly recommend an early viewing, the picturesque Rye Parkland (which boasts a park with gym facilities, outdoor lido, children's' play areas, woods and a stream is also within a few minute's walk. The property would also appear to lend itself to a rear extension subject to obtaining the relevant planning permission and comes with no onward chain.



**THREE BEDROOM END OF TERRACE**  
**NO ONWARD CHAIN**  
**COMPLETE MODERNISATION REQUIRED**  
**QUIET CUL-DE-SAC NEAR THE RYE PARK**  
**EASY WALK TO TOWN AND TRAIN STATION**  
**INTERNAL AND EARLY VIEWING ADVISED**  
**GARAGE AND PARKING AT THE REAR**  
**GOOD SIZE AND LEVEL REAR GARDEN**  
**DOUBLE GLAZED**  
**POTENTIAL FOR EXPANSION STPP**











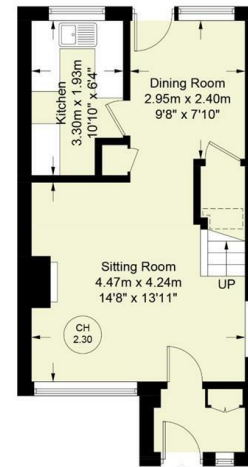
## Deangarden Rise

Approximate Gross Internal Area  
Ground Floor = 411 sq ft / 38.2 sq m  
First Floor = 377 sq ft / 35.0 sq m  
Garage = 130 sq ft / 12.1 sq m  
Total = 918 sq ft / 85.3 sq m

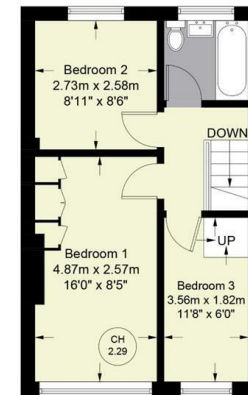


CH 2.30 = Ceiling Height

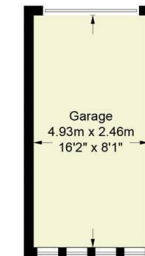
= Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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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