



45 Greenwich Drive, High Wycombe, Bucks, HP11 1GT

A superbly presented, and a larger than average layout to the other similar three/four-bedroom homes in the area is this popular family home, that was built by the highly reputable Berkeley Homes Group and is situated in an enviable position in the Wye Dene Development, there is also an integral garage that is currently used more as a gym / storage area and comes with an electrically operated door. The property is perfectly positioned for those looking to commute to the City, with junctions 3 & 4 of the M40 both in easy reach, whilst High Wycombe train station is within cycling / walking distance and offers a direct line service to London Marylebone. The accommodation includes; entrance hallway with internal door leading to garage, which comes with fitted shelving that has been installed in a way that still allows a car to fit, guest cloakroom, modern fitted and open plan kitchen/dining and lounge area with French doors opening out onto a rear garden, to the first floor there is a spacious sitting room with French doors leading out to a South facing balcony, large double bedrooms with fitted wardrobes and family bathroom and on the second floor you have a further shower room and two further double bedrooms, again that have both been fitted with wardrobes. The property further benefits from UPVC double glazing, gas central heating, driveway parking, outside, this superb home boasts an enclosed rear garden with newly fitted patio area, large storage shed and gated rear access, the garden is also enclosed and lined to one side with a stunning wisteria. This really is a well proportioned town house and an internal viewing is highly recommended.



THREE BEDROOM TOWN HOUSE
LARGER THAN THE AVERAGE LAYOUT
GARAGE AND DRIVEWAY PARKING
ADDITIONAL SHUTTERS ADDED TO MOST ROOMS
SUPERB CONDITION THROUGHOUT
GARDEN HAS BEEN RELANSCAPED AND
MAINTENANCE FREE
INTERNAL VIEWING HIGHLY RECOMMENDED
GUEST CLOAKROOM
TWO FAMILY BATHROOMS
THREE VERY LARGE DOUBLE BEDROOMS







Greenwich Drive
Approximate Gross Internal Area
Ground Floor = 587 sq ft / 54.5 sq m
(Including Garage)
First Floor = 467 sq ft / 43.4 sq m
Second Floor = 460 sq ft / 42.7 sq m
Total = 1514 sq ft / 140.6 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.

Hursts
Estate Agents

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