



4 Bedroom Town House
Thistle Walk, High Wycombe,
Buckinghamshire

Thames &
Country

OIEO £500,000

6 Thistle Walk, High Wycombe, HP11 1GZ



DETAILED DESCRIPTION

Ground Floor: The property is approached via foot path with great curb appeal. You enter to front garden, and into a generous entrance hallway with convenient positioned ground floor cloakroom with window, the hall leads to the impressive open-plan kitchen, dining and living area - larger than typically found in similar properties. The contemporary kitchen features gloss cream units with granite worktops and integrated appliances, complemented by a breakfast bar overlooking the dining area and Lounge, Oak laminate flooring flows throughout the light filled reception space, with skylight windows and the French doors providing direct access to the private rear garden.

Upper Floors: The accommodation continues over the first and second floors, providing four well-proportioned double bedrooms. The stairs and landing are pretty spacious. 1 family bathroom serve the 3 bedroom and Primary bedroom has its own ensuite, ensuring comfortable family living.

Outside: The front of the property benefits from its premium position overlooking attractive green space and a large pond - a feature the current owners specifically sought when purchasing new. The private rear garden has been designed for low maintenance with paved areas, providing an ideal entertaining space with direct access to the private parking area.

Location : Thistle Walk forms part of the sought-after Wye Dene development in High Wycombe, characterised by tree-lined streets and extensive open green areas. The property is exceptionally well positioned for commuters, being just moments from High Wycombe railway station with excellent connectivity to surrounding market towns including Bourne End, Marlow, and Beaconsfield. The location provides outstanding motorway access for those travelling further afield, whilst the catchment area includes several well-regarded local schools. Residents benefit from children's play areas, dog walking spaces, and easy access to the adjacent Rye Park and nature reserve. The development offers an excellent balance of modern living within a green, family-friendly environment with convenient access to both countryside and urban amenities.

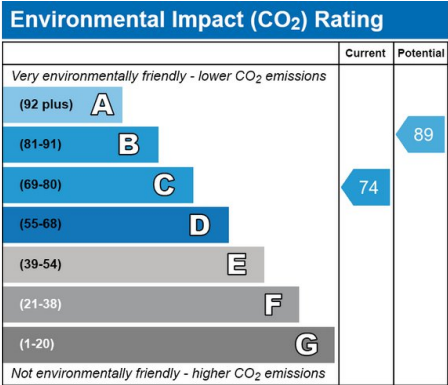
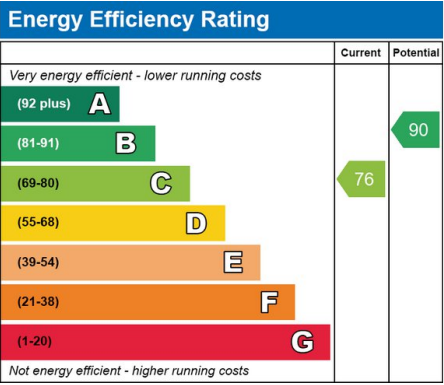
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ESSENTIAL INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC Rating: C
Local Authority: Buckinghamshire Council
Year Built: 2014 (Berkeley Homes)
Service Charge: £244 per annum
-development maintenance
Parking: Two cars, one undercover
Garden: Private rear garden, paved for low maintenance
Heating: Gas central heating throughout
Chain Status: No onward chain
Availability: Available now



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6 THISTLE WALK

Lounge/Dining / Kitchen
10.64 x 3.80
34'11 x 12'6

Dining Area

Kitchen

WC

IN

Ground

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 40. SQ M / 431 SQ FT
FIRST FLOOR = 32 SQ M / 344 SQ FT
SECOND FLOOR = 32 SQ M / 344 SQ FT
TOTAL = 104.9 SQ M / 1,119 SQ FT

Bedroom
3.85 x 3.38
12' x 11'1

Primary Bedroom
3.83 x 2.72
12'7 x 8'11

First

Bedroom
3.23x 3.83
10'7 x 9'4

Bedroom
3.07 x 2.59
12'7 x 8'11

Second

Total Approx Gross Internal Area

104.00m² 1,119.00 Sqft

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Thames & Country ©2023