

**Extended 3-Bedroom End-of-Terrace - West Wycombe-
Beautifully Presented Throughout**



16 Rosemary Close, West Wycombe
HIGH WYCOMBE, HP12 4AG

Thames &
Country

Offers in Excess of £400,000



Three bedrooms: two large doubles with built-in storage, one single/small double bedroom
 West-facing low-maintenance garden with raised beds, paved areas & open garden room
 Garage in block plus on-street parking available in quiet cul-de-sac location
 Desirable cul-de-sac position adjacent to Dashwood estate, West Wycombe
 Close to High Wycombe town centre with excellent shops, schools & leisure facilities
 Extended end-of-terrace with 996.64 sq ft total floor area, beautifully presented
 Spacious open-plan kitchen extension (108.71 sq ft) with French doors to garden
 Modern family bathroom with shower over bath, plus downstairs cloakroom
 Engineered oak flooring downstairs, oak laminate upstairs - quality finish throughout
 Gas central heating, double glazing & EPC Rating C - excellent energy efficiency
 Move-in ready: contemporary fixtures, high standard, just personalise with your style
 High Wycombe station 23-31 mins to London, M40 access - ideal for commuters

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

