

# CRENDON HOUSE

Est. 1971

**Sheridan Court, High Wycombe**  
**£375,000 - Freehold**

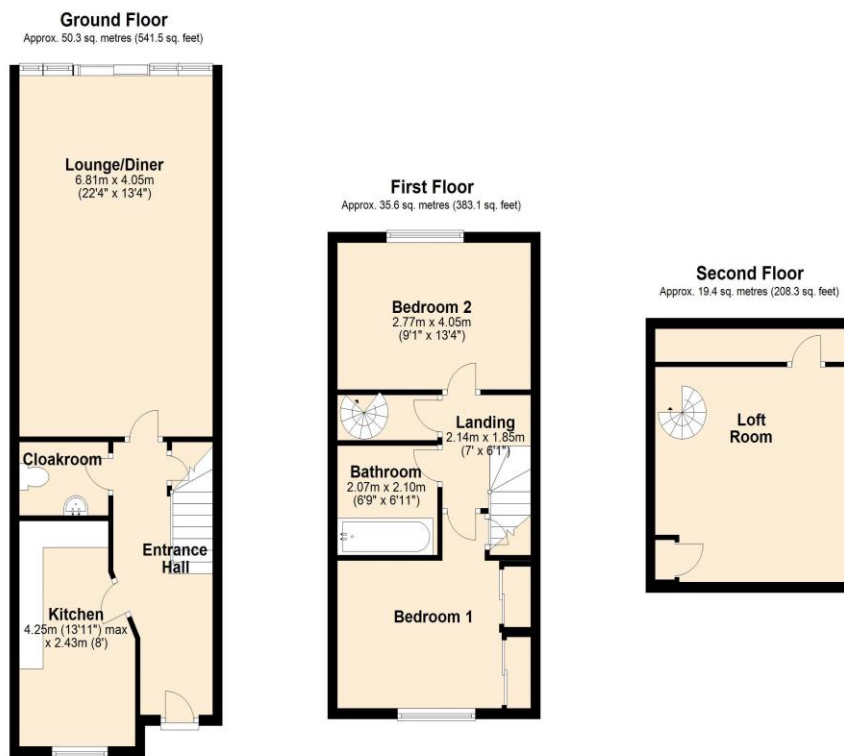


Built in 2014, this modern 2 bedroom terraced home offers superb accommodation and is set on a quiet cul de sac in the Cressex area of High Wycombe. The property boasts 2 bedrooms, lounge/diner, kitchen, bathroom and cloakroom. There is a loft room, and a lovely garden to the rear. Parking is provided with one allocated space to the front, and visitors spaces to the side. The house is in superb order and really does deserve to be seen. Location is ideal for access to High Wycombe town centre and the M40

**2 Bedrooms**  
**22' Lounge/Diner**  
**Rear Garden**

**Modern Terrace**  
**Allocated Parking**  
**Cul De Sac**

# 2 Sheridan Court, High Wycombe, Buckinghamshire, HP12 4FF



Total area: approx. 105.3 sq. metres (1132.9 sq. feet)

These measurements are not to an exact scale, more they are for guidelines and to give a rough estimate  
Plan produced using PlanUp.

## Accommodation Comprises:

### **Entrance Hall:**

Door to front, radiator, stairs rising to first floor, under stairs cupboard

### **Cloakroom:**

Low level wc, wash hand basin, tiling, radiator

### **Kitchen:** 14' 5" x 8' 2" max(4.39m x 2.49m)

Double glazed window to front, range of eye and base level units, roll edge work surfaces, tiling, integrated oven, hob and extractor, integrated fridge/freezer, integral washing machine, radiator

### **Lounge/Diner:** 22' 5" x 13' 1" (6.83m x 3.98m)

French doors, and double glazed windows to rear, radiators, tiled flooring

### **Landing:**

Door to steps to loft room

### **Bedroom 1:** 11' 2" to face of wardrobes x 9' 2" plus door recess (3.40m x 2.79m)

Double glazed window to front, radiator, range of built in wardrobes, built in cupboard over stairs

### **Bedroom 2:** 13' 2" x 9' 1" (4.01m x 2.77m)

Double glazed window to rear, radiator

### **Bathroom:**

Panel bath with shower attachment, low level wc, wash hand basin, tiling, tiled floor, heated towel rail

### **Outside:**

Allocated parking to front for one car. Patio to rear and mainly laid to lawn, gate to side

## Council Tax Band: C

## EPC Rating: B

### **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

**TO VIEW THIS PROPERTY:-  
PLEASE CONTACT CRENDON HOUSE ESTATE AGENTS ON  
01628 527766**