

CRENDON **H**OUSE

Est. 1971

Gordon Road, High Wycombe
£400,000 - Freehold



We are delighted to present this charming, 3 bed end terraced home located close to the centre of High Wycombe. Boasting a wealth of character features as well as a central location, this property offers the perfect blend of comfort and convenience. The accommodation provides 3 bedrooms, lounge, dining room, kitchen and bathroom. There is parking to the front for 2 cars and a delightful garden to the rear. Located close to the town centre and the mainline railway station which can reach London in just over 20 minutes, as well as being a short walk to all the shops and amenities the town centre can offer.

3 Bedrooms
Character Features
2 Receptions

End Terrace
Town Centre Location
Parking For 2 Cars

161 Gordon Road, High Wycombe, Buckinghamshire, HP13 6EP



Accommodation Comprises:

Lounge: 11' 1" x 11' 9" (3.38m x 3.58m)
Double glazed bay window to front, door to front, radiator

Dining Room: 14' 1" x 11' 1" (4.29m x 3.38m)
Double glazed window to rear, radiator, under stairs cupboard, stair rising to first floor

Kitchen: 8' 10" x 6' 7" (2.69m x 2.01m)
Double glazed window to side, range of eye and base level units, work surfaces, tiling, stainless steel sink and drainer, integral oven, hob and extractor, spaces for fridge/freezer, washing machine and dishwasher

Lobby:
Frosted double glazed door to side

Shower Room:

Frosted double glazed windows to side and rear, panel bath with shower over, low level wc, pedestal wash hand basin, tiling, radiator

Landing:
Loft access hatch

Bedroom 1: 11' 3" x 10' 10" (3.43m x 3.30m)
Double glazed window to front, radiator, built in cupboard

Bedroom 2: 11' 1" x 8' 11" (3.38m x 2.72m)
Double glazed window to rear, radiator

Bedroom 3: 8' 9" x 6' 7" (2.66m x 2.01m)
Double glazed window to rear, radiator

Outside:
Parking to front for 2 cars, side access leading to rear garden. Patio to rear of garden, mainly laid to lawn, shed to remain

Council Tax Band:

EPC Rating:

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
01494 526313**