



Forest Way High Wycombe HP13 7JF

for sale offers in excess of
£400,000



Property Description

This charming semi-detached house offers generous living space and versatile accommodation, ideal for modern family life. Steps lead up to the welcoming entry porch, which opens into a spacious entrance hall. From here, you are greeted by a bright and airy dual-aspect living room that flows seamlessly into a dedicated cinema room, perfect for entertainment or cosy evenings in. The dining room, featuring double doors, provides a lovely setting for family meals and opens directly onto the rear garden. A well-appointed kitchen offers a range of wall and base units, ample workspace, and room for white goods, with direct access to the garden.

Upstairs, the property continues to impress with a well-sized main bedroom and a dual-aspect second bedroom, both filled with natural light. The third bedroom includes sliding doors leading into a fourth bedroom or walk-in storage area, offering flexible use to suit individual needs. The family bathroom is fitted with his and hers basins, a WC, a bathtub, and a separate shower cubicle, providing both practicality and style.

Externally, the home boasts an enclosed rear garden, complete with a patio seating area and a lawn, creating a private and relaxing outdoor retreat. Additional benefits include driveway parking and a garage, ensuring convenience and ample storage space.

Situated on the east side of town, close to local bus routes and schools, while also being just a short drive from the A40.

Entrance Porch

9' 3" max x 11' 3" max (2.82m max x 3.43m max)

Living Room

19' 2" max x 8' 2" max (5.84m max x 2.49m max)

Dining Room

10' 8" max x 14' 4" max (3.25m max x 4.37m max)

Cinema Room

16' 2" max x 11' 2" max (4.93m max x 3.40m max)

Kitchen

9' 1" max x 10' 9" max (2.77m max x 3.28m max)

Cloakroom

6' 1" max x 2' 6" max (1.85m max x 0.76m max)

Bedroom One

11' 5" max x 12' 5" max (3.48m max x 3.78m max)

Bedroom Two

13' max x 6' 6" max (3.96m max x 1.98m max)

Bedroom Three

8' 9" max x 10' 8" max (2.67m max x 3.25m max)

Bedroom Four

6' 9" max x 10' 8" max (2.06m max x 3.25m max)

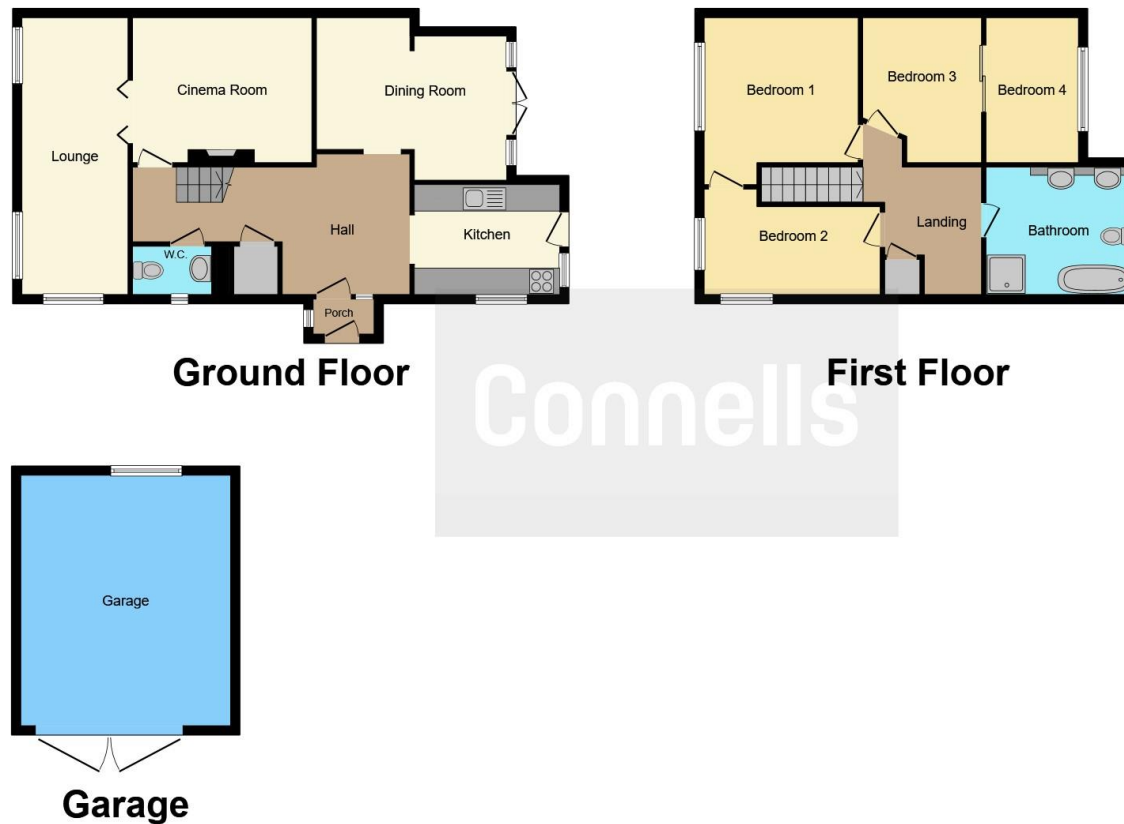
Bathroom

9' 2" max x 10' 7" max (2.79m max x 3.23m max)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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Property Ref: WYC312531 - 0006