



47 Tadros Court, High Wycombe, HP13 7GF
Guide price £495,000 Freehold

VP are delighted to bring this large 4 bedroom family home to the market.

The ground floor consists of a large room, kitchen breakfast room and toilet. To the first floor are two large double bedrooms, one of which has a south facing balcony, and the fully refurbished family bathroom that comprises of a modern three piece suite. To the second floor is another double bedroom with velux window to rear aspect, and the master bedroom that has windows to front aspect, fitted wardrobes and a large ensuite shower room. Externally there are 2 allocated parking spaces to front, with a convenient storage cupboard. A passageway leads through to the rear garden that is laid to lawn with fencing to boarders.

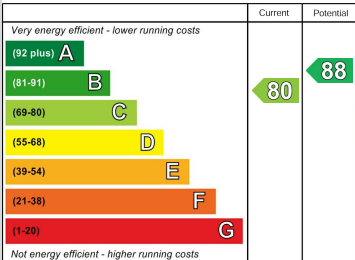
Tadros Court was built in 2007 and is situated in a modern residential no through road just off the east side of High Wycombe town centre. Within walking distance is the Railway Station, the town centre and the Rye Park, which has a heated swimming pool at the Lido, and numerous sporting and leisure clubs. High Wycombe is a thriving market town renowned for excellent schooling, the area has benefited from substantial investment in recent years. The Eden Shopping Centre provides a host of retail shopping outlets, cinema & bowling complex, along with a range of bars, restaurants and two new hotels. Bucks New University and the new 'state of art' sports complex at Handy Cross provides the most modern fitness and leisure activities, including the Olympic size swimming pool, all of which have brought new visitors and new interest to the area. High Wycombe mainline station is within walking distance and offers a fast train to London Marylebone in under 25 minutes.



ADDITIONAL INFORMATION

DIRECTIONS

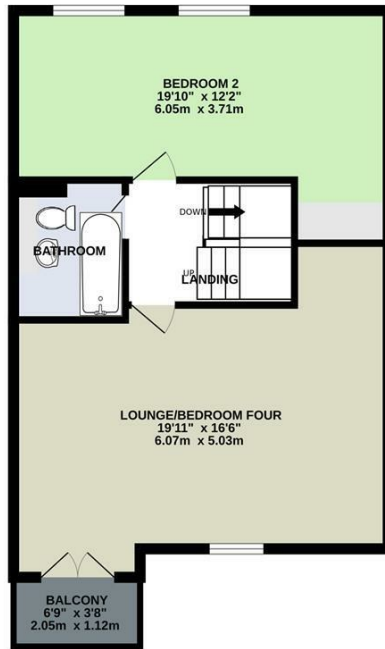
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



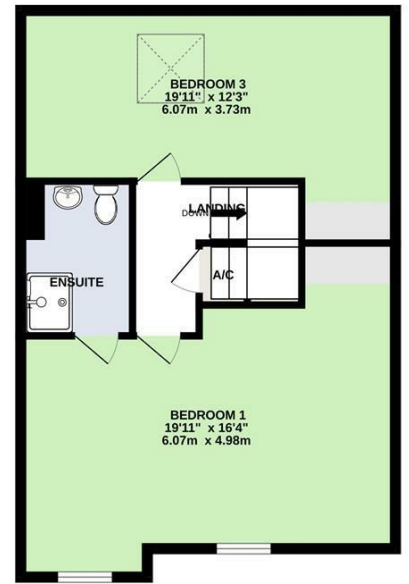
GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.

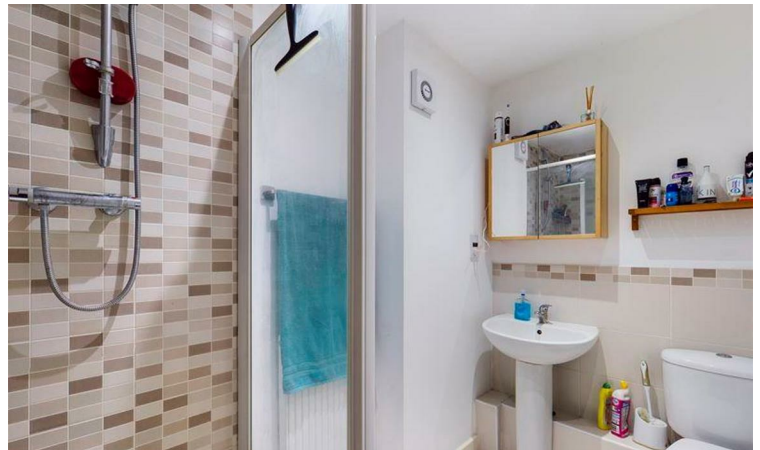


2ND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 1586 sq.ft. (147.4 sq.m.) approx.

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.
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92 School Road
Reading
RG31 5AU
0118 941 5607
sales@villageproperties.org