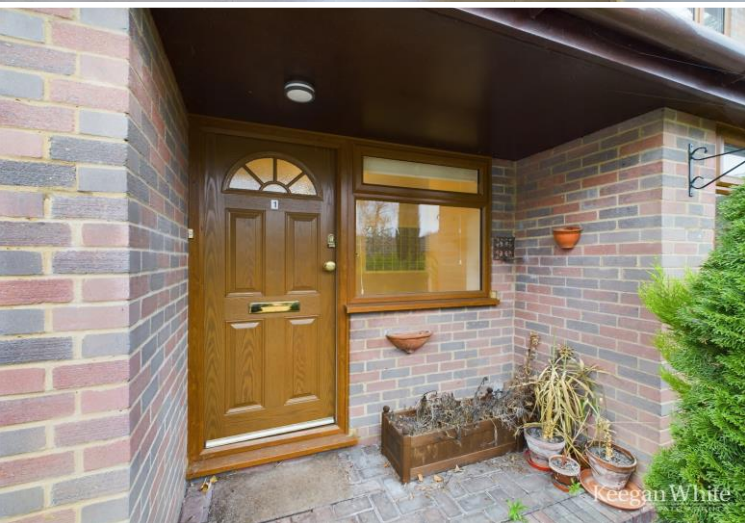




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1, Garden Court | High Wycombe | £350,000



Features

- No onward chain
- 3 bedrooms
- Allocated parking
- Close to junction 3 of the M40
- Close to open parkland
- Patio area

The front door leads into a large reception room benefitting from two front windows. There is a cupboard under the stairs for storage. To the rear of the room is a glass brick wall that forms part of the spacious kitchen's perimeter. The kitchen has a built-in microwave, oven with hob and extractor fan. There is a fridge freezer, washing machine and tumble dryer as well. The sink looks out over the private patio area which is to the right of the house as you look at it. Leading off the kitchen is a family room.

Upstairs there is a roomy landing that leads off to three bedrooms and the family bathroom. The bathroom has a bath, separate shower cubicle, toilet and bidet as well as the sink. Bedroom 1 and 2 both benefit from built-in cupboards. There is a loft and a cupboard next to the bathroom. Outside there is off street parking.



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Laurel Drive is on the border of High Wycombe and Loudwater, within relatively close proximity to Junction 3 of the M40. With the commuter in mind, Beaconsfield and High Wycombe railway stations are roughly equidistant, with fast trains on the Chiltern Line arriving at London Marylebone in less than half an hour. Schooling is widely available with the High Wycombe Grammar Schools, Loudwater Combined School and High Crest Academy for secondary schools, and a number of primary schools in the vicinity. On the leisure side of things, there are a wide range of social and leisure clubs, from bowling at Derehams Lane, to Wycombe rugby, cricket, and tennis clubs located within the nearby Rye and Kingsmead Parks. Wycombe Heights Golf Club is also within

close proximity, along with miles of open countryside walking in neighbouring Tylers Green and Penn. A local supermarket is within half a mile at Junction 3, along with the outlets at Knaves Hollow retail park, with more diverse shopping to be found in Beaconsfield, Marlow and High Wycombe.

Additional information to be verified by solicitor:

Service charge £228 per annum.

EPC rating E

Council Tax Band D



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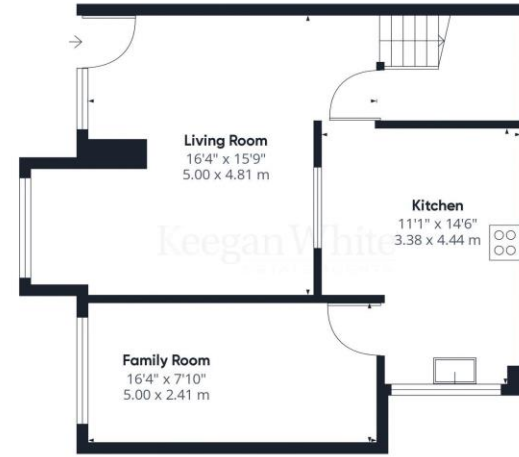
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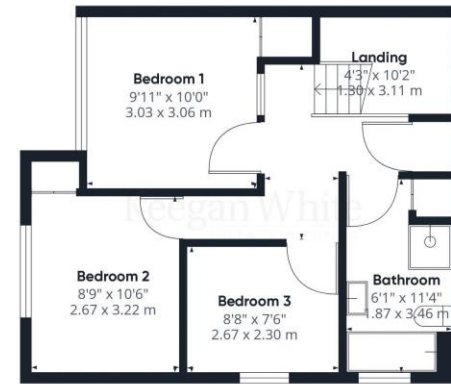
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Ground Floor



Floor 1

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Approximate total area⁰¹
990.16 ft²
91.99 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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