



**Keegan White**  
ESTATE AGENTS

47 Tadros Court | High Wycombe | £460,000





## Features

- Flexible Accommodation
- En suite Shower to Master Bedroom
- Kitchen/Diner
- Refitted Family Shower Room
- Walk to Station
- 2 Allocated Parking Spaces

The front door leads into an entrance hall with three storage cupboards, stairs to the first floor and access to the remainder of the ground floor accommodation including bedroom 4 with window to front aspect, Cloakroom with low level WC and hand wash basin. The kitchen has a good range of wall and floor units, integral fridge freezer, oven and hob with overhead extractor fan, integrated dishwasher, window to rear aspect and door leading out to the garden. To the first floor is a living room with south facing balcony and a double bedroom. The refitted family shower room is fully tiled and comprises shower cubicle, low level WC and vanity wash basin

with storage below. To the second floor is another double bedroom with velux window to rear aspect, and large master bedroom has windows to front aspect, fitted wardrobes and an ensuite shower room. Externally to the front there is a storage cupboard and allocated parking for 2 cars. A side passageway leads through to the fully enclosed rear garden.

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,



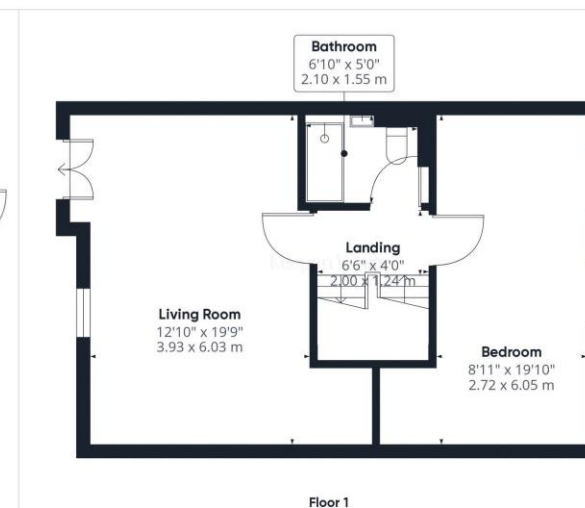
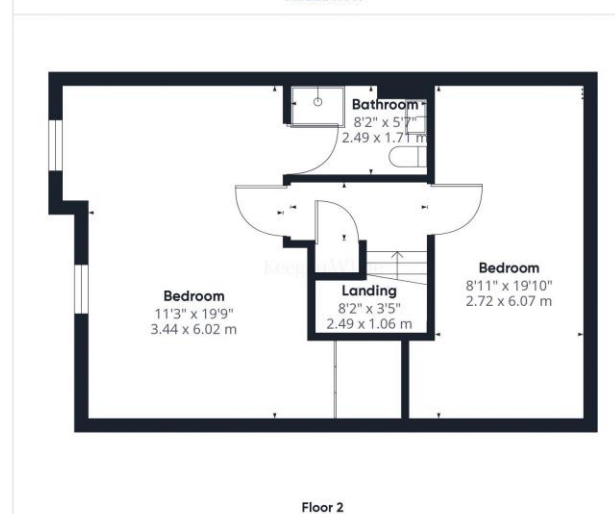
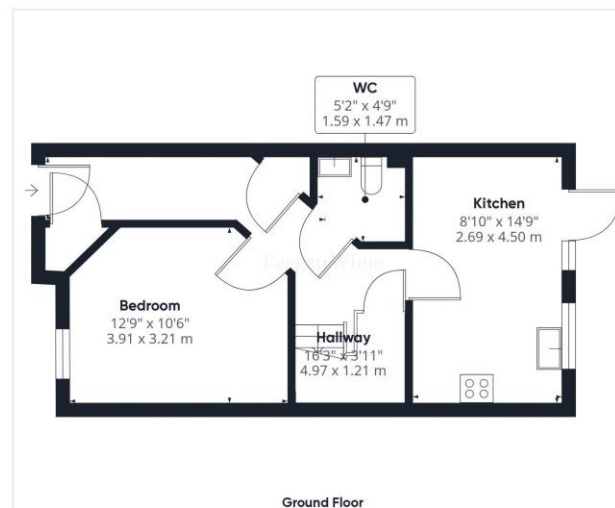
which has a heated swimming pool at the Lido, and numerous sporting and leisure clubs. High Wycombe is a thriving market town renowned for excellent schooling, the area has benefited from substantial investment in recent years. The Eden Shopping Centre provides a host of retail shopping outlets, cinema & 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. The town is also excellent for road commuters with the M40 providing easy access to the M25 and Heathrow Airport.

Additional Information (To be verified by a Solicitor) COUNCIL TAX BAND: C EPC RATING: D







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Approximate total area<sup>(1)</sup>

1492.85 ft<sup>2</sup>  
138.69 m<sup>2</sup>

Reduced headroom

2.15 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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