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180 Deeds Grove | £375,000





## Features

- No Onward Chain
- Detached Bungalow
- Two Bedrooms
- Gas Central Heating
- Pleasant Views To Rear
- Detached Garage

Steps lead down to the front door that opens into the central hallway that gives access to all rooms. Both of the bedrooms are to the front and there is a loft hatch giving access to the loft. The living room has window to side aspect, and patio doors that lead out to the tiered gardens and offer pleasant views across the valley. The kitchen is of a good size, with a wide range of storage units above and below the worktop, with a side door to the

garden and window to rear aspect. The bathroom has a window to side aspect and consists of a shower cubicle, hand basin, WC, and towel rail.

Externally, there is lawned garden to front, with side access to the back garden that has a patio area, with steps down to a lawn, and further steps down to the detached garage and car parking.



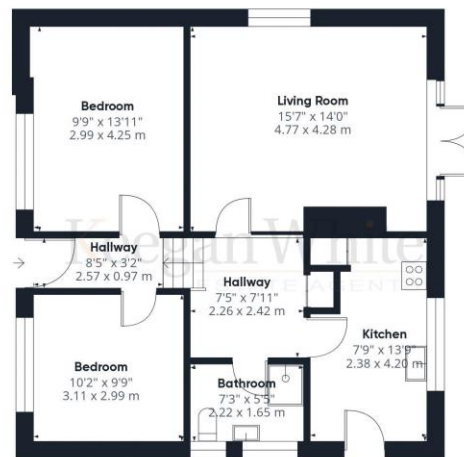


Deeds Grove is popular residential location within walking distance of High Wycombe's town centre and relatively close to Junction 4 of the M40 motorway. A footpath provides a convenient shortcut to Desborough Avenue and thereby the property is close to major bus routes and access to the railway station. This all leads to this specific location being ideal for commuters by road, or rail, as well as those working closer in the town centre, or Cressex Industrial estate. High Wycombe itself is a vibrant market town with a extensive retail

shopping, restaurants, and leisure facilities in the Eden Centre and is home to the ever popular Swan Theatre. The area has a wealth of schooling, notably the Royal Grammar School, and John Hampden Grammar School for boys and Wycombe High School for girls.

Additional Information:  
Council Tax band: D  
Energy Performance Rating: D (66)





Floor 1 Building 1



Ground Floor Building 2

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**Approximate total area<sup>1)</sup>**  
857.45 ft<sup>2</sup>  
79.66 m<sup>2</sup>

(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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