



# 48 Columbine Road

Widmer End, High Wycombe

- Extended Terrace House With No Onward Chain
- Beautiful Open Plan Kitchen And Living Area - Separate Lounge
- Two Double Bedrooms - Modern Family Bathroom
- Private Garden - Single Garage - Garden Office
- Double Glazing - Gas Central Heating And Underfloor Heating

An immaculately presented and extended house, situated in the popular village of Widmer End, conveniently located for the local school and shop. The property benefits from gas central heating, underfloor heating and double glazing. On entering, there is an initial entrance hall that leads through to a cosy lounge, which has a feature electric fireplace and is front aspect facing. There is a single storey extension to the rear that has become a wonderful open plan kitchen with shaker style wall and base units, butler sink and a light filled living area with French doors providing garden access. The ground floor has underfloor heating and upstairs is heated with traditional radiators. Upstairs are two good size double bedrooms and a modern, fully tiled, family bathroom that comprises of a low level W.C., wash hand basin with vanity under, bath with shower over and inset wall mirror. To the outside, at the front, there is a path leading to the front door with an area of lawn and to the rear, there is a private garden that is laid to lawn with an initial patio and a summerhouse/garden office, which has power and heating and could also be used as a children's playroom. This house also benefits from a single garage and no onward chain.



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An extended, terrace house in Widmer End that has been updated and benefits from a single garage and no onward chain.

Neighbouring the Chiltern countryside.... Countryside walks nearby.... Bus route nearby to High Wycombe (3 miles) and Great Missenden (5 miles).... Fast London trains from both towns.... Amersham (5 miles) Metropolitan Underground Station.... Parade of shops a short walk.... Local amenities in nearby Hazlemere include Doctors, dentist, post office, library, coffee shops and supermarket and a wide range of other facilities and shops.... M40 junction 4 (4 miles), junction 3 (5 miles) .... Catchment area for Widmer End Combined School, less than 5 minutes' walk.... Catchment for excellent Grammar Schools... Council Tax band: D

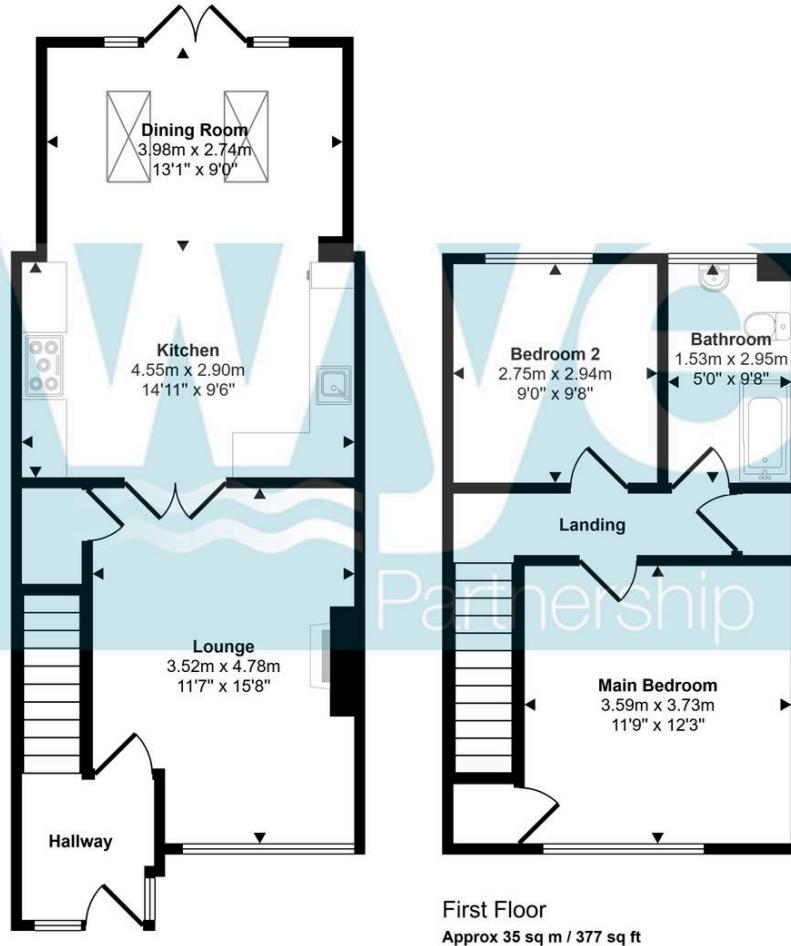
Tenure: Freehold - we have been advised by our clients the property forms part of the Windmill Estate and there is an annual maintenance fee payable to The Windmill Estate Maintenance Company Limited of £150 per annum, for the upkeep of the local area.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



Approx Gross Internal Area  
83 sq m / 897 sq ft



Ground Floor  
Approx 48 sq m / 520 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## The Wye Partnership Hazlemere

3 Market Parade, Hazlemere - HP15 7LQ

01494 711284 • [hazlemere@wyeres.co.uk](mailto:hazlemere@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

