

7 Princes Gate, High Wycombe, Buckinghamshire, HP13 7AD - £465,000



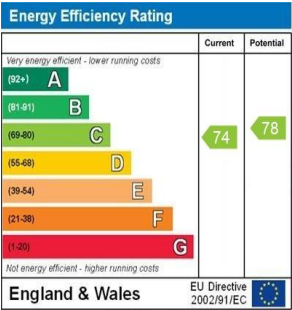
*Spacious and versatile town house in popular and convenient location.*

| Spacious and Versatile Town House in Popular Location | Good Access to Train Station and Town Centre | Entrance Hall | Cloakroom | Large Kitchen/Dining Room | First Floor Landing | Lounge | Bedroom Three | Second Floor Landing | Master Bedroom with Refitted En-Suite Shower Room | Bedroom Two | Gas Central Heating | Double Glazing | Integral Garage/Store and Driveway | Enclosed Private Garden | Viewing Recommended |

We are delighted to offer this spacious and versatile town house situated on the outskirts of the town but giving easy access to the train station and town centre. The property has accommodation over three floors which offers a degree of flexibility. On the ground floor there is a reception hall, cloakroom and large kitchen/dining room. On the first floor is a lounge, double bedroom and modern bathroom and on the second floor is the master bedroom with refitted en-suite shower room and a further bedroom. The property benefits from double glazing, gas central heating, enclosed private garden and integral garage/store. Viewing is recommended.

**Price... £465,000**

*Freehold*





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### LOCATION

Princes Gate is a popular residential location situated on the fringe of the town and offers good access, on foot, to the London bound platform at High Wycombe Train Station as well as acres of parkland at The Rye. There are a variety of supermarkets close by and the town centre, which is also very accessible, offers a wide range of shopping, leisure, hospitality and travel facilities.

### DIRECTIONS

Leave High Wycombe on the A40 London Road and on reaching the first mini roundabout turn left into Gordon Road. On reaching the traffic lights, turn right into Princes Gate, proceed for a short distance and as you reach the next turning on the left the property will be found on the left.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band E

#### EPC RATING

C

#### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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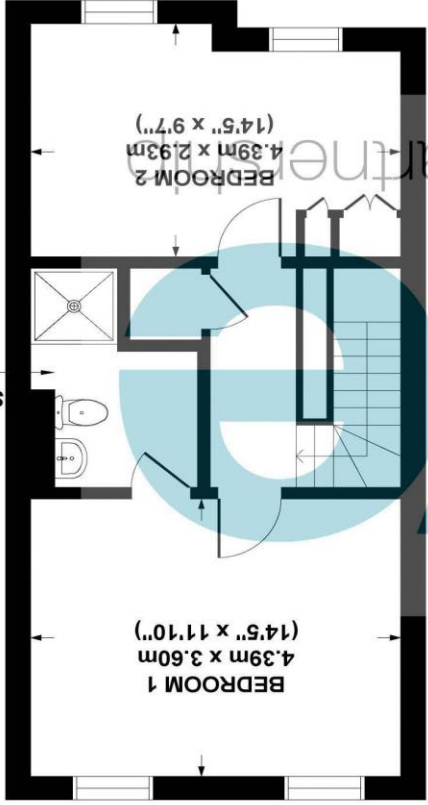
*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

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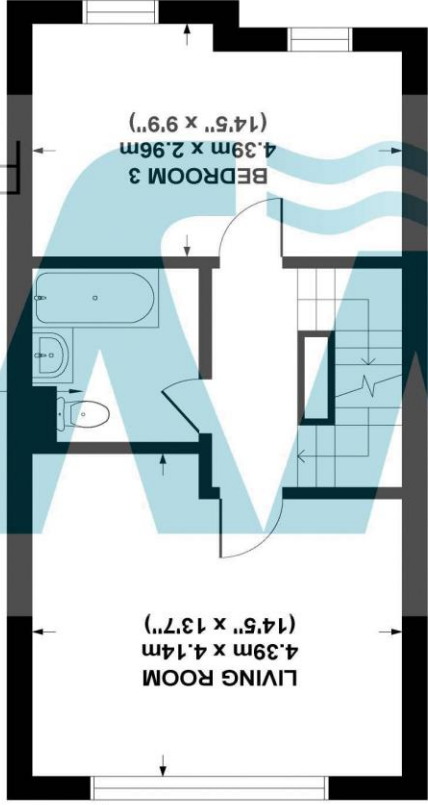
SHOWER ROOM  
2.83m x 1.98m  
(9'3" x 6'6")



BEDROOM 1  
4.39m x 3.60m  
(14'5" x 11'10")

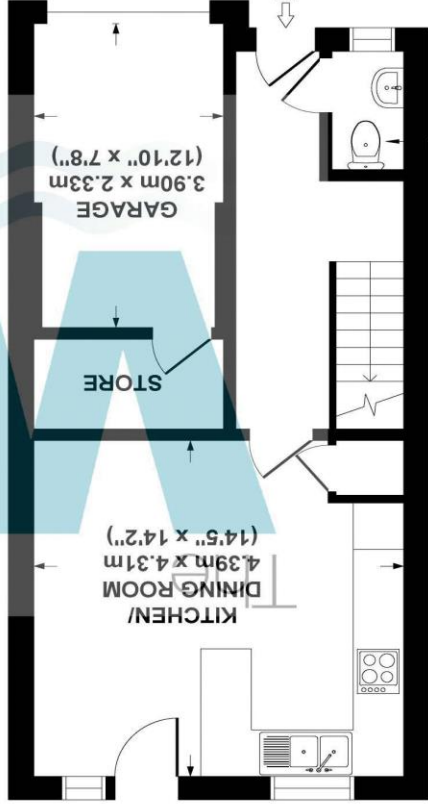
BEDROOM 2  
4.39m x 2.93m  
(14'5" x 9'7")

BATHROOM  
2.23m x 1.98m  
(7'4" x 6'6")



LIVING ROOM  
4.39m x 4.14m  
(14'5" x 13'7")

BEDROOM 3  
4.39m x 2.96m  
(14'5" x 9'9")



KITCHEN/  
DINING ROOM  
4.39m x 4.31m  
(14'5" x 14'2")

GARAGE  
3.90m x 2.33m  
(12'10" x 7'8")

STORE

WC  
1.50m x 0.85m  
(4'11" x 2'9")

GROUND FLOOR  
GROSS INTERNAL FLOOR AREA 42 SQ M / 448 SQ FT  
FIRST FLOOR  
GROSS INTERNAL FLOOR AREA 42 SQ M / 448 SQ FT  
SECOND FLOOR  
GROSS INTERNAL FLOOR AREA 42 SQ M / 448 SQ FT

PRINCES GATE, HIGH WYCOMBE, HP13 7AD  
APPROX. GROSS INTERNAL FLOOR AREA 126 SQ M / 1344 SQ FT  
(INCLUDING GARAGE)

FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

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