

15 Queens Acre, High Wycombe, Buckinghamshire, HP13 6AL - £335,000



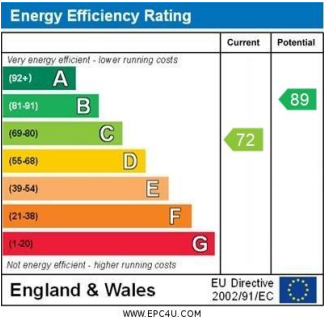
*Modern two-bedroom terraced home in sought after convenient location.*

| Modern Terraced Home in Sought After Location | Walking Distance of Station and Town Centre | Porch with Boiler Cupboard | Reception Hall | Lounge with Patio Doors to Garden | Kitchen | Landing | Two Double Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Enclosed Garden with Rear Access | Garage and Additional Parking | Close Walk to 'The Rye' park | No Onward Chain - Viewing Recommended |

We are delighted to offer this modern and well presented two-bedroom terraced home situated in a quiet, well-respected development which is within a short, level walk of the London bound platform at High Wycombe railway station and the town centre. The property offers two double bedrooms and a bathroom on the first floor and a nice size lounge and kitchen on the ground floor all of which benefits from double glazing and gas central heating. There are patio doors from the lounge leading to the garden and there is a garage directly opposite the property with additional parking. Offered for sale with no onward chain and vacant possession. Viewing recommended.

**Price... £335,000**

*Freehold*





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### LOCATION

Situated within a 10-15 minute walk from the town centre and station and within a stones throw of the beautiful Rye Recreational Park with the River Wye, Wycombe Lido outside swimming pool and gymnasium. There are a number of shops, convenience stores and a pharmacy close by whilst the vast array of facilities that High Wycombe town centre offers is easily accessible by foot or car. The property is within catchment of highly regarded schooling including The Royal Grammar School, John Hampden and Wycombe High for Girls. Access to the M40 is also close by at Junction 3 or 4.

### DIRECTIONS

Leave High Wycombe along the A40 London Road and after passing through the first pedestrian crossing, take the third turning on the left, before the next zebra crossing into Queens Road. Pass round the left-hand bend and take the first turning on the left into Queens Acre. The property will be found on the right towards the bottom of the cul-de-sac.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### 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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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.

