



# 92 Deeds Grove

High Wycombe, High Wycombe

- An Extended Four/Five Bedroom Semi Detached House
- Gas Central Heating And Double Glazed Windows
- Converted Garage To Provide Home Office/Bedroom Five, Ground Floor Cloakroom
- Driveway Parking For Two Cars & Solar Panels
- Highly Sought After Residential Area
- Attractive Well Maintained Rear Garden

Situated close to High Wycombe town centre as well as offering convenient access to the M40 motorway at J4. The town centre offers a vast array of shopping, leisure and entertainment facilities. Supermarkets are close by and the train station in the town centre is easily accessible providing trains into London in less than 30 minutes and trains into Birmingham & Oxford. In catchment of highly regarded Grammar Schools, with a park within a short walk of the property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



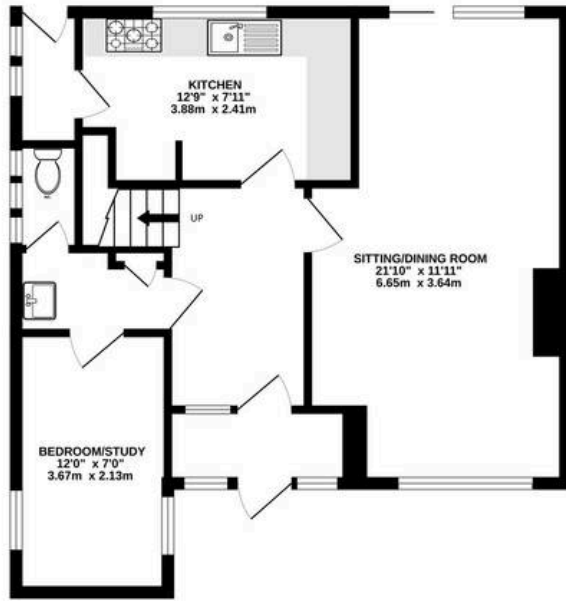
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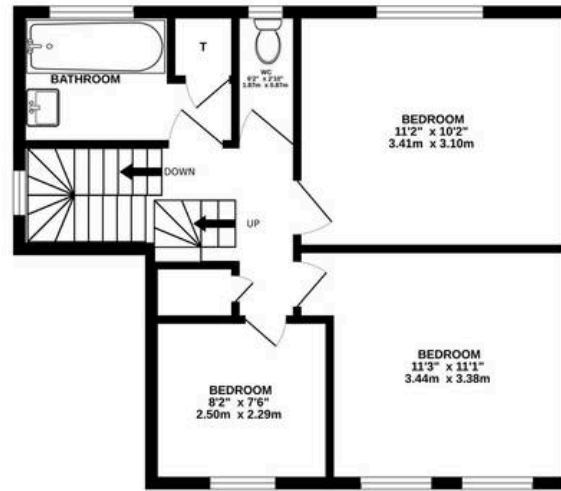
This large extended four/five bedroom semi detached house is situated in a highly sought after residential area and offers generous, versatile accommodation ideal for modern family living. The property features a spacious lounge and separate open plan dining area, complemented by a well appointed kitchen. The converted garage provides a flexible space currently used as a home office or fifth bedroom, with an adjoining ground floor cloakroom for added convenience. Upstairs, four well proportioned bedrooms are served by a contemporary family bathroom. The house benefits from gas central heating and double glazed windows throughout, ensuring comfort and energy efficiency. Additional features include driveway parking for two cars and solar panels, providing eco friendly energy savings. This property presents a fantastic opportunity for buyers seeking a substantial family home in a desirable location with excellent access to local amenities, reputable schools and transport links. Early viewing is highly recommended to fully appreciate the space, flexibility and quality this exceptional home has to offer.



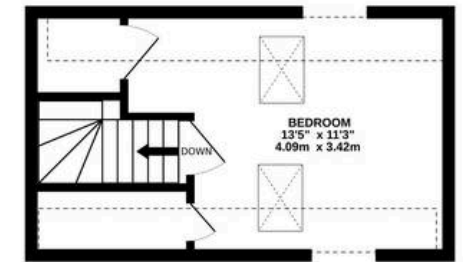
GROUND FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



2ND FLOOR  
192 sq.ft. (17.8 sq.m.) approx.



TOTAL FLOOR AREA : 1253sq.ft. (116.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# The Wye Partnership High Wycombe

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