

**Maybrook Gardens, High Wycombe, Bucks, HP13 6PJ**  
**Offers In Excess Of £355,000**  
**Council Tax Band: D**



Beautiful three-bedroom end terrace home within walking distance to High Wycombe mainline train station and Eden shopping centre, offered to the market with no onward chain

Address: Maybrook Gardens, High Wycombe, HP13 6PJ

Key features

- Freehold
- No onward chain with vacant possession
- Three-bedroom end terraced house
- Modern Kitchen
- South facing garden
- Large lounge / dining room
- Garage
- On-street parking
- Quiet cul-de-sac
- Walking distance to High Wycombe train station, theatre, and town centre
- Walking distance to Royal Grammar school and other local schools.
- EPC rating "D"
- Council Tax Band "D"
- Potential rental income £1600-£1650 pcm.



Open House Buckinghamshire



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



This floor plan is for illustrative purposes only. Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	91.5
	Sq. feet	985.1

