



9 Cumbrian Way, High Wycombe, HP13 5RY
£365,000

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High Wycombe

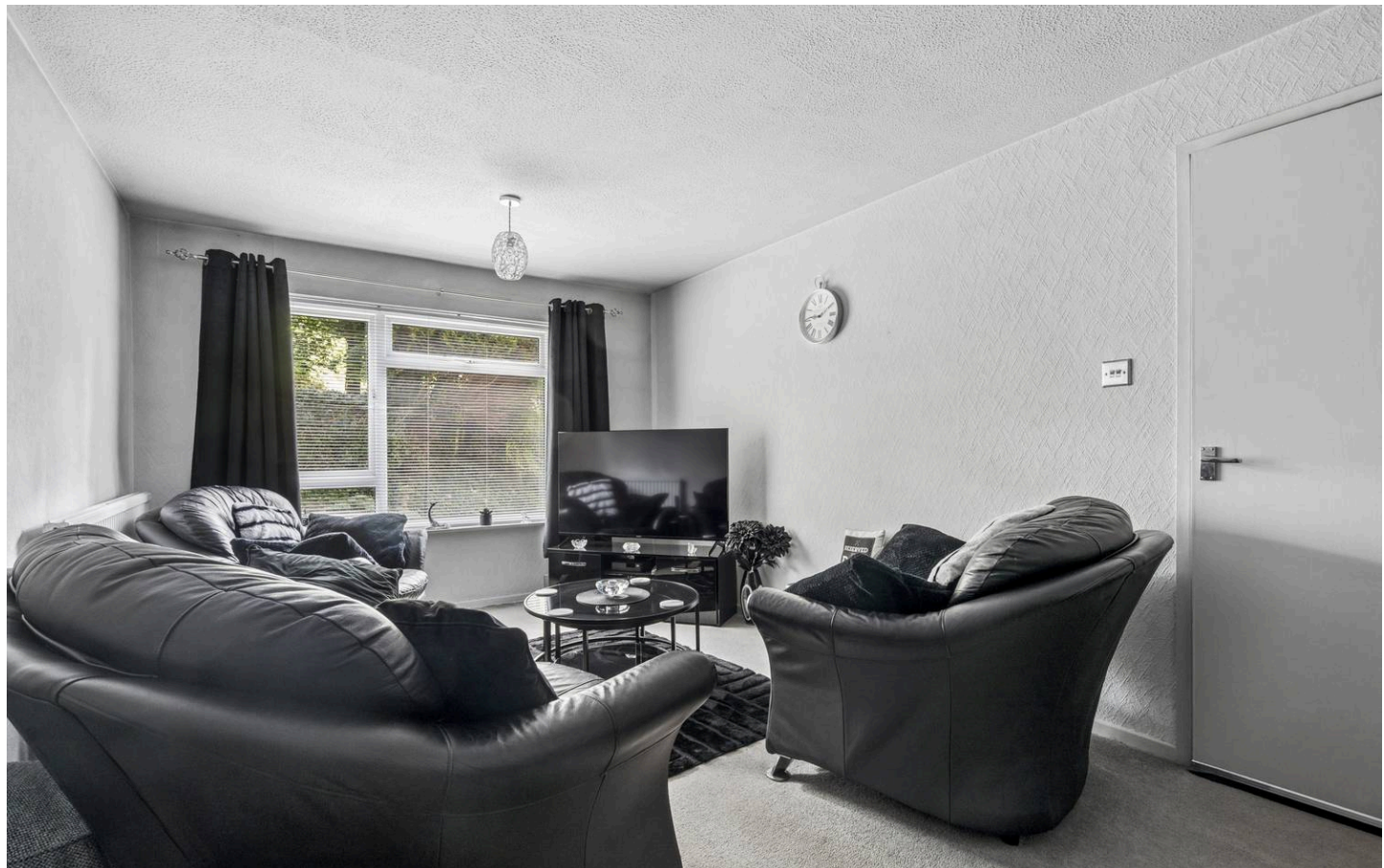
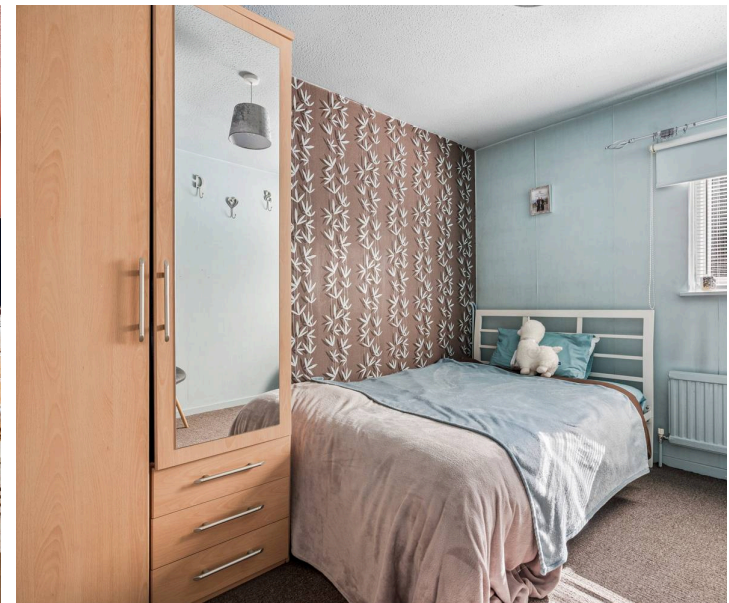
- Spacious and Well Presented End of Terrace Home
- Cloakroom, Kitchen/Dining Room and Good Size Lounge
- Three Bedrooms, Family Bathroom
- Enclosed Gardens and Allocated Parking
- Gas Central Heating and Double Glazing
- Convenient Location - Short Walk to the Station and Town Centre

Situated just over half a mile from the town centre, which offers a vast array of shopping, retail, hospitality and entertainment facilities including a the train station with connections to London and the North. Access to the motorway network at Junction 4 of the M40 motorway is approximately 3 miles away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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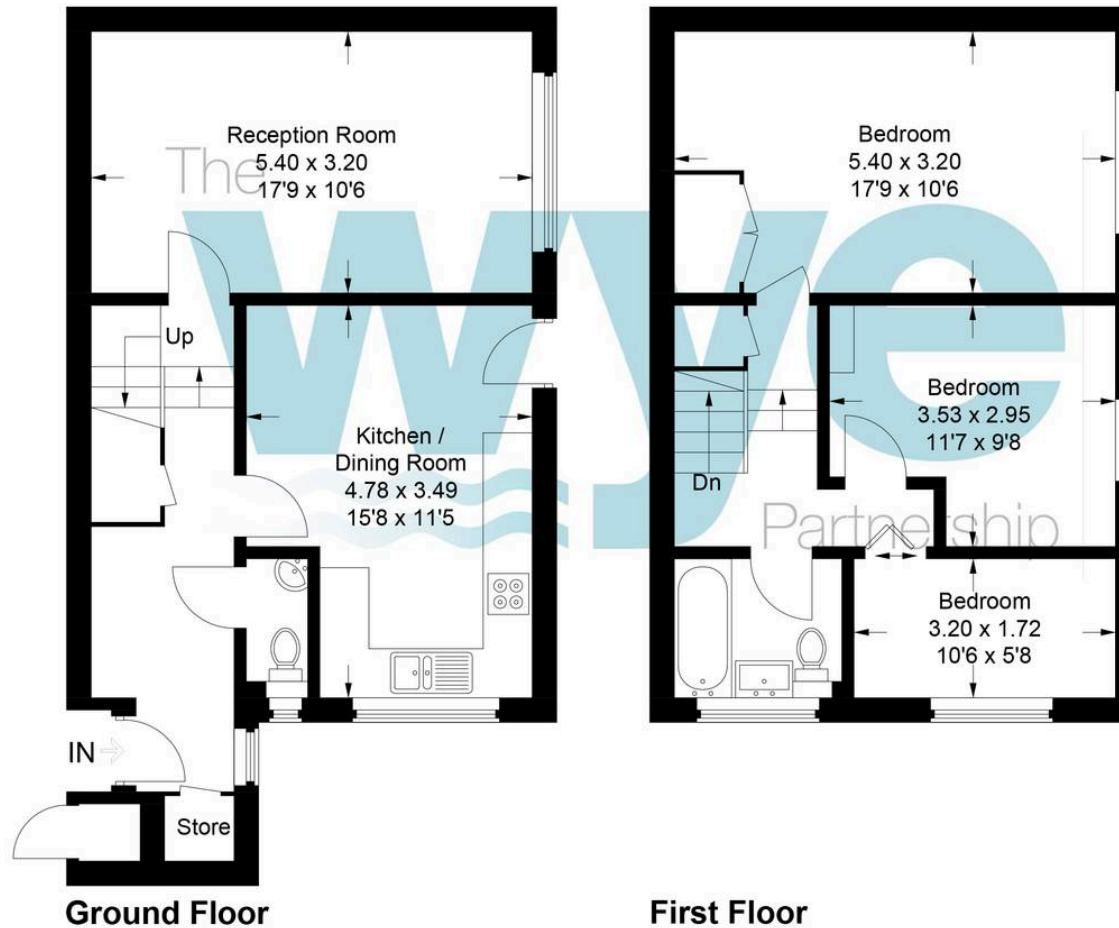
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This spacious and well presented end of terrace three bedroom house offers comfortable and modern living in a highly convenient location. The property features an entrance hall with a useful cloakroom, a generous size lounge ideal and a contemporary kitchen/dining room that provides ample space for family meals. Upstairs, there are three well proportioned bedrooms, along with a family bathroom fitted with modern fixtures. The home benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency. Allocated parking is available for added convenience. Situated just a short walk from the station and town centre, this property is ideal for commuters and those seeking easy access to local amenities, shops and schools. This delightful home combines practical features with spacious accommodation making it an excellent choice for families, professionals or investors alike. Early viewing is highly recommended.



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Approximate Gross Internal Area
Ground Floor = 46.3 sq m / 498 sq ft
First Floor = 44.0 sq m / 474 sq ft
Total = 90.3 sq m / 972 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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