



**46 The Pastures, High Wycombe, HP13 5LY**

**In Excess of £450,000**

## 46 The Pastures

High Wycombe, High Wycombe

- A Traditional Semi-Detached Home In A Popular Residential Location
- Living Room, Dining Room, Fitted Kitchen And Utility Room
- Three Bedrooms, Bathroom
- Gas Heating, Double Glazing, Garage Plus Driveway Parking
- Delightful Good Size Rear Garden
- Close To Local Schools, Local Amenities And Surrounding Countryside
- Convenient To Transport Links And Town Centre
- No Onward Chain

This property is situated within walking distance of local shops and close to the highly regarded Disraeli junior school as well as falling within the catchment for the boys and girls Grammar schools. The town centre of High Wycombe is just over a mile away and provides a huge range of shopping, leisure and hospitality facilities including a mainline railway station with connections to London and the North. Downley Common is within a short distance which provides miles of walks through open countryside.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



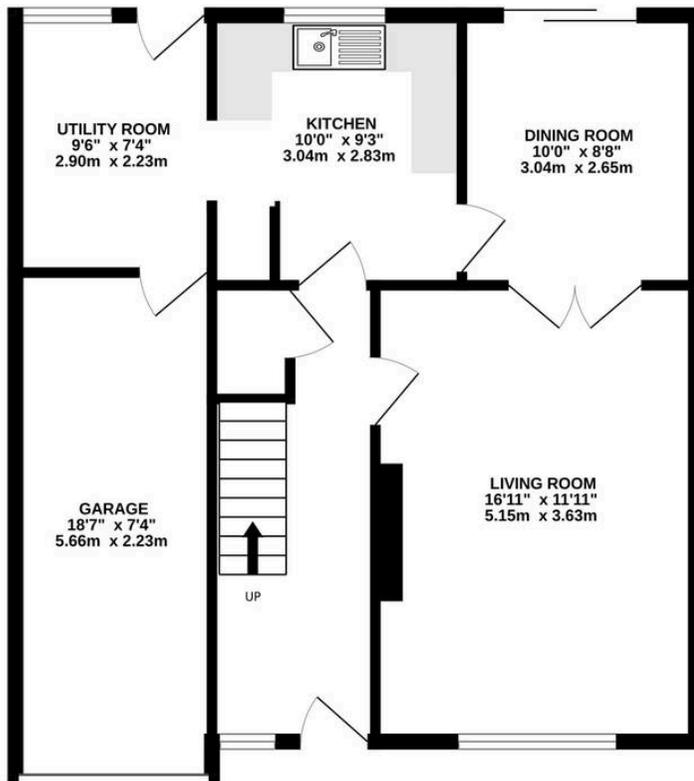
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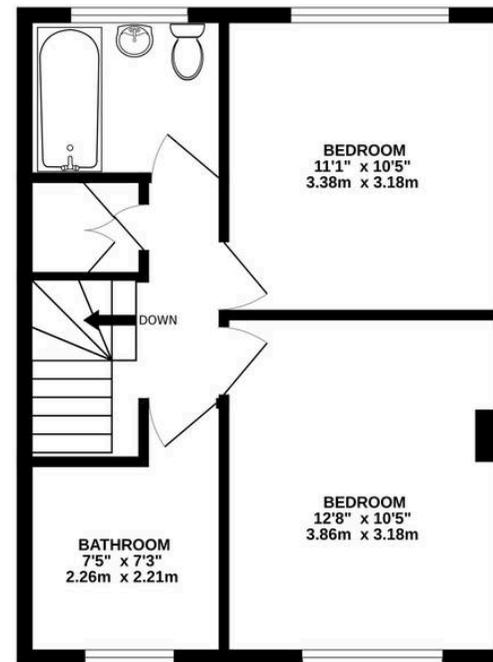
This traditional three bedroom semi-detached house is situated in a popular residential area, offering convenient access to local schools, amenities, and the surrounding countryside. The property features a welcoming living room, a separate dining room ideal for family meals or entertaining, and a well-appointed fitted kitchen complemented by a practical utility room. Upstairs, there are three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family or those seeking extra space for guests or a home office. Modern comforts include gas central heating and double glazing. The property also benefits from a garage and driveway parking, ensuring ample space for vehicles. Its location is particularly advantageous, being close to transport links and within easy reach of the town centre. Offered with no onward chain, this home presents an excellent opportunity for buyers seeking a move-in ready property in a desirable location



GROUND FLOOR  
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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