



23 Pimms Grove

High Wycombe

- A skilfully Extended Semi-Detached Family Home
- Large Living Room, Impressive L Shaped Kitchen/Dining Room With Vaulted Ceiling
- Cloakroom, Study, Gym Room And Utility
- Four First Floor Bedrooms With En-Suite To Master, Family Bathroom
- Gas Heating, Double Glazing, Garage Storage Room + Ample driveway Parking
- Good Size Level Rear Garden With Storage Sheds
- Sought After Cul-De-Sac Location Close To Open Countryside And Desirable Schooling

Situated between High Wycombe and Penn in a highly desirable location close to open fields and woodland. Wycombe Retail Park and other shops are approximately half a mile away and cater for all day to day needs. High Wycombe town centre is only 2 miles away and has a regular bus service running along the A40 into the town with a multitude of shopping facilities and train station with mainline into London Marylebone. Access to the M40 London bound can be gained at Junction 3 at Loudwater, just 1 mile away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



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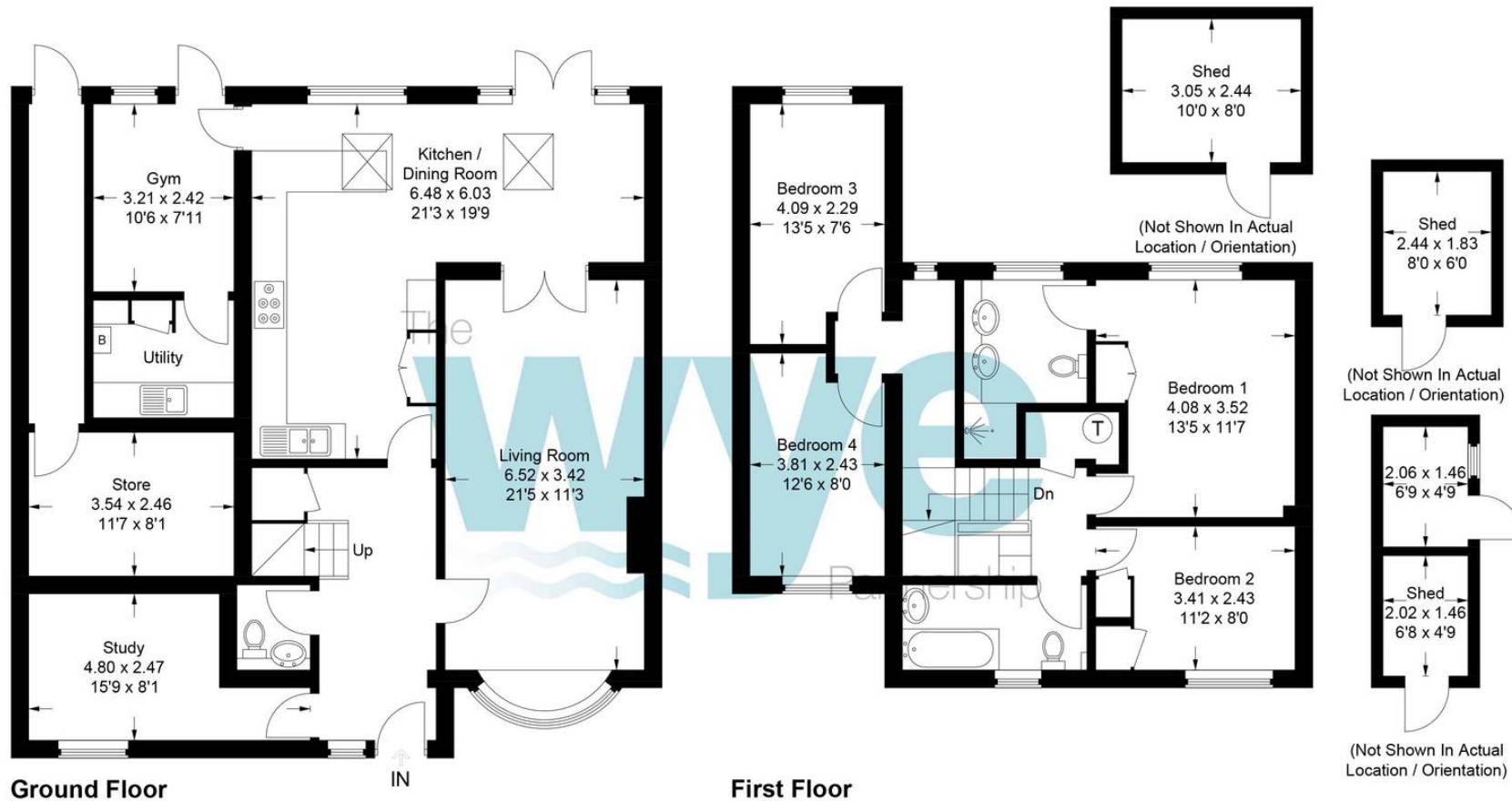
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This beautifully presented four bedroom semi-detached family home offers spacious and flexible accommodation, thoughtfully extended to a high standard throughout. The ground floor features a welcoming entrance hall, a large living room ideal for relaxing or entertaining, an L-shaped kitchen and dining room with a vaulted ceiling (perfect for family gatherings), a practical utility room, a cloakroom, a study for home working, and a dedicated gym room. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with an en-suite shower room, as well as a modern family bathroom. The property benefits from gas central heating and double glazing, ensuring year-round comfort. Additional features include a garage storage room and ample driveway parking, providing convenience for busy family life. Situated in a sought-after cul-de-sac, this home enjoys a peaceful setting close to open countryside and highly regarded local schools, making it an excellent choice for families seeking both comfort and convenience. Early viewing is highly recommended to fully appreciate the quality and space on offer in this exceptional home.



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Approximate Gross Internal Area
 Ground Floor = 78.3 sq m / 843 sq ft
 First Floor = 64.6 sq m / 695 sq ft
 Outbuildings = 44.9 sq m / 483 sq ft
 Total = 187.8 sq m / 2,021 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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