



Tilling Crescent, High Wycombe

£1,300 PCM

Two bedroom ground floor flat • Patio and enclosed, lawned garden • Spacious lounge, separate kitchen • Off road parking, external storage cupboard • Freshly re-decorated • EPC Rating C, Council Tax Band B



The Wye Partnership Lettings

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Well presented two-bedroom ground floor property, located in the quiet, highly sought-after cul-de-sac of Tilling Crescent, High Wycombe. Perfectly blending modern suburban living with excellent transport links. The property welcomes you with a bright, neutral aesthetic featuring a spacious reception room filled with natural light, a fully fitted kitchen with ample storage space, a generous main bedroom, and a versatile second bedroom.

The Location; Commuting: Excellent access to the **A40** and **M40 junction**, alongside fast commuter rail services to London Marylebone from nearby High Wycombe Mainline Station.

Amenities: Situated close to local retail options on London Road, local schools, and the comprehensive dining, shopping, and entertainment facilities at the [Eden Shopping Centre](#).



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