



# 21 Disraeli Crescent

High Wycombe, High Wycombe

- A Stunning Contemporary Three Bedroom Detached Family Home In Immaculate Condition
- Gas Central Heating To Radiators And Double Glazed Windows
- Modern Refitted Open Plan Kitchen With Separate Utility Room And Refitted Family Bathroom And Cloakroom
- Beautiful Landscaped Rear Garden Backing On To Open Woodland With Large Private Patio
- Far Reaching Open Views To Front Aspect
- Short Walk To Hughenden Park With Over 6 Acres Of Open Parkland And Woodland
- Spacious Bright And Airey Entrance Hall
- Attached Garage With Additional Driveway Parking For Numerous Vehicles
- Sought After Residential Area
- Early Viewing A Must Of This Fantastic Turn Key Family Home A Must

The property is situated in a highly regarded and much sought after development a stones throw from National Trust parkland offering miles of countryside walks. In contrast, the town centre, which provides a vast array of shopping, leisure, entertainment and hospitality facilities, as well as a mainline rail link to London, Birmingham & Oxford, is approximately 1 mile away. The town offers good public transport links and access to the motorway network.

Council Tax band: E

Tenure: Freehold

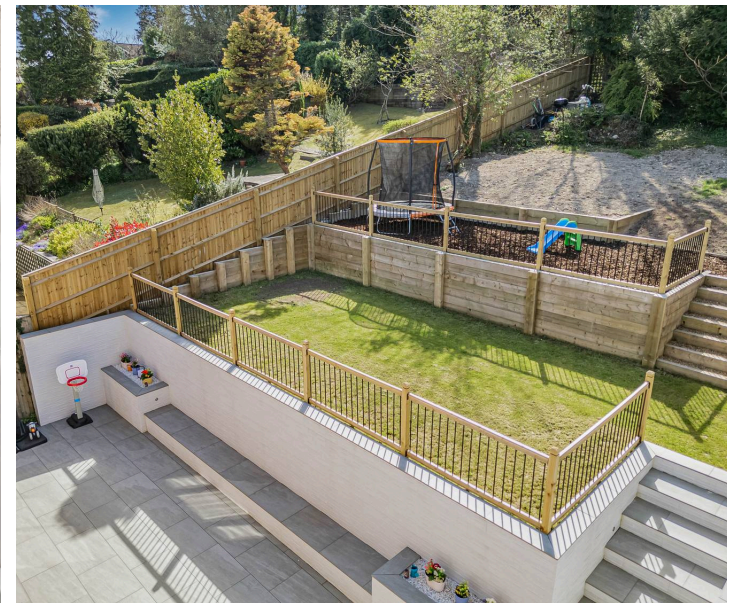
EPC Energy Efficiency Rating: D



## 21 Disraeli Crescent

High Wycombe, High Wycombe

This stunning contemporary three bedroom detached family home is presented in immaculate condition and located in a highly sought after residential area. The property features gas central heating to radiators and double glazed windows throughout, ensuring comfort and energy efficiency. Upon entering, you are greeted by a spacious, bright and airy entrance hall that leads to a large and spacious lounge/dining room being open plan to a superb modern refitted kitchen (complete with a separate utility room), as well as a convenient contemporary cloakroom. On the first floor are three good size bedrooms and a lovely refitted family bathroom. The interior layout has been thoughtfully designed to offer both practicality and elegance, making it ideal for modern family living. The attached garage provides secure storage or parking, and there is additional driveway parking for numerous vehicles. With far reaching open views to the front aspect, this home enjoys a wonderful sense of space and tranquillity. The property is just a short walk from Hughenden Park, which offers over six acres of open parkland and woodland, perfect for recreation and leisure. Early viewing is highly recommended to fully appreciate the quality and turnkey condition of this fantastic family home.

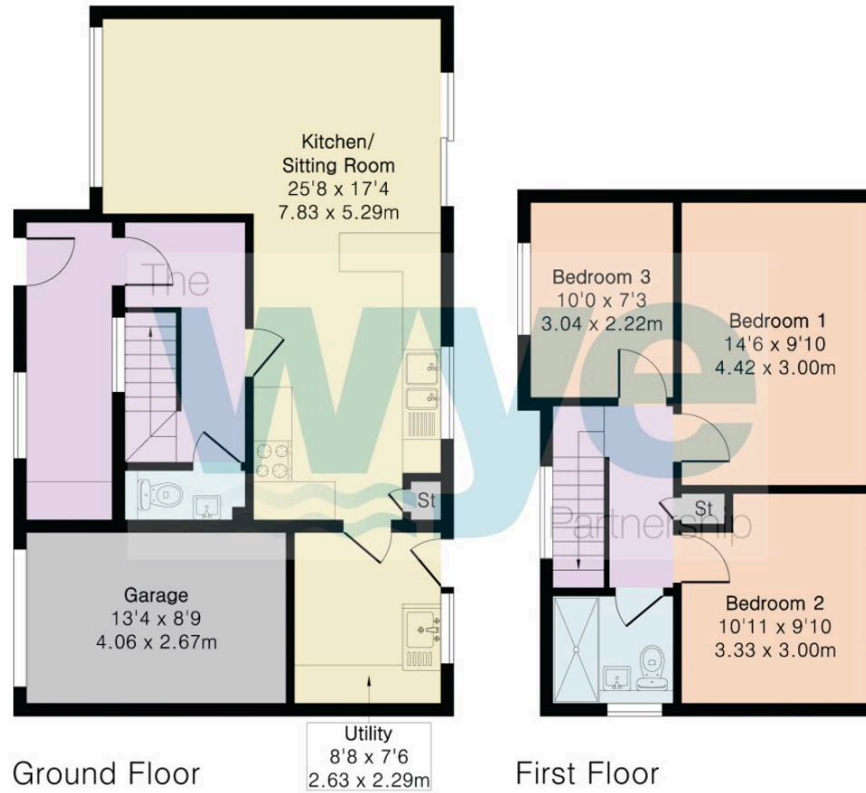


**Approximate Gross Internal Area 1004 sq ft - 94 sq m  
(Excluding Garage)**

Ground Floor Area 576 sq ft – 54 sq m

First Floor Area 428 sq ft – 40 sq m

Garage Area 117 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

## The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • [wycombe@wyeres.co.uk](mailto:wycombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

