



# 23 Highwood Avenue

High Wycombe, High Wycombe

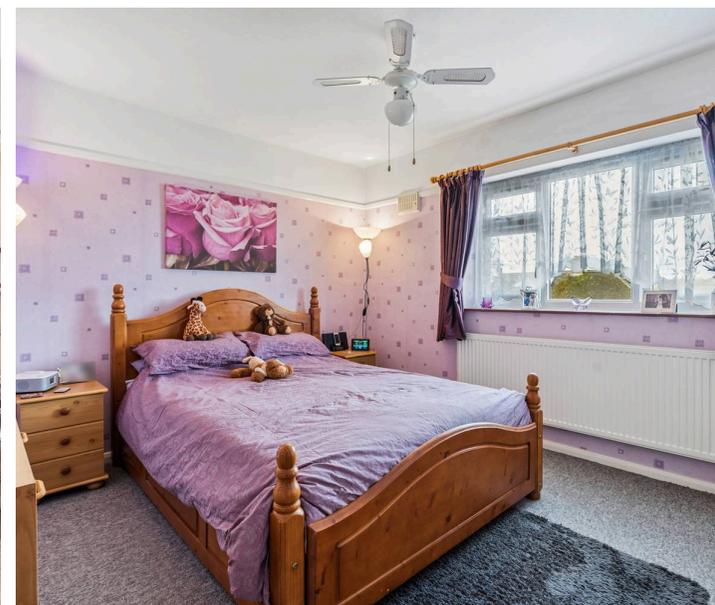
- A Well Presented And Improved Three Bedroom Family Home
- Gas central Heating To Radiators And Double Glazed Windows And Doors
- Three Double Bedrooms, Modern Refitted Bathroom And Separate Night Cloakroom
- Good Size Open Plan Kitchen/Breakfast Room
- Far Reaching Open Views Form Front Elevation Windows
- Popular Residential Area Known Locally As Booker, Close To Junction 4 Of M40 And Handy X Hub
- Beautiful Well Maintained Rear Garden Extending To In Excess Of 80'
- Off Road Parking Via Driveway With Enlargement Potential
- Must Be Seen Internally To be Appreciated

Situated approximately three miles to the south west of High Wycombe town centre in a residential location close to local shops and schools and being within a very short walk of bus stops with a regular service into the town centre. Access to the motorway is easily gained with Junction 4 of the M40 being approximately 1 mile away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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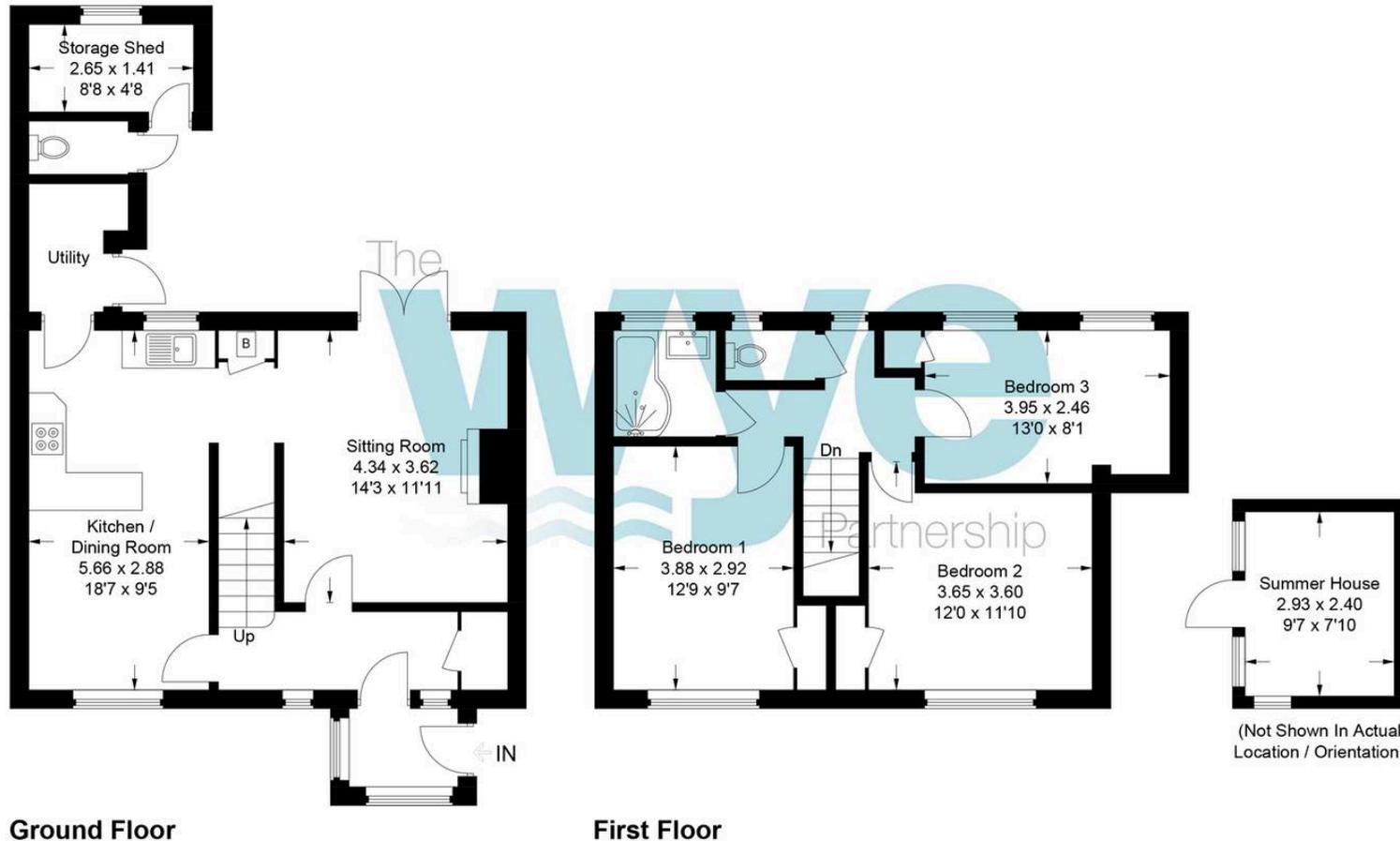
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This well presented and improved three bedroom terraced house offers a wonderful opportunity for families seeking a spacious and modern home in the popular residential area of Booker. The property benefits from gas central heating to radiators and double glazed windows and doors throughout. Accommodation comprises three generously sized double bedrooms, a modern refitted bathroom, and a separate night cloakroom, providing ample space and convenience for family living. The good size open plan kitchen and breakfast room is perfect for both every-day meals and entertaining, while the front elevation windows provide far reaching open views. Located close to Junction 4 of the M40 and the Handy X Hub, this home is ideally situated for commuters and those seeking easy access to local amenities. Additional features include off road parking via a driveway, which also offers potential for enlargement (subject to relevant permissions). This property must be seen internally to be fully appreciated, as it combines comfort, practicality, and style in a sought after location.



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Approximate Gross Internal Area  
Ground Floor = 50.6 sq m / 545 sq ft  
First Floor = 47.1 sq m / 507 sq ft  
Outbuildings = 12.6 sq m / 136 sq ft  
Total = 110.3 sq m / 1,188 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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