



The Galleries, Dovecot Road, High Wycombe, HP13 5HR

£325,000

The Galleries, Dovecot Road, High Wycombe, HP13 5HR

A well-presented three-bedroom townhouse arranged over three floors, offering approximately 1,007 sq ft of bright and versatile accommodation. The property benefits from a spacious first-floor living/dining room with a private balcony, a modern fitted kitchen, two bathrooms, and excellent built-in storage. Conveniently located close to High Wycombe town centre, the train station and local amenities.

Situated within the popular The Galleries development, this spacious three-bedroom townhouse offers flexible accommodation across three floors, making it an ideal home for professionals, families or investors.

The ground floor comprises a generous principal bedroom with fitted wardrobes and a modern shower room. On the first floor, the bright living/dining room opens onto a private balcony, while the separate fitted kitchen offers ample storage and workspace.

The second floor features two further bedrooms, a family bathroom and an additional storage cupboard, completing the well-planned layout.

The property is conveniently positioned within easy reach of High Wycombe town centre, the railway station with direct services to London Marylebone, local schools and excellent road links via the M40.





- Three-bedroom townhouse
- Approx. 1,007 sq ft (94 sq m)
- Spacious living/dining room with balcony
- Fitted kitchen
- Two bathrooms
- Excellent storage throughout
- Close to High Wycombe town centre and station
- Leasehold – approximately 100 years remaining
- No onward chain
- Allocated Parking







Energy Efficiency Rating

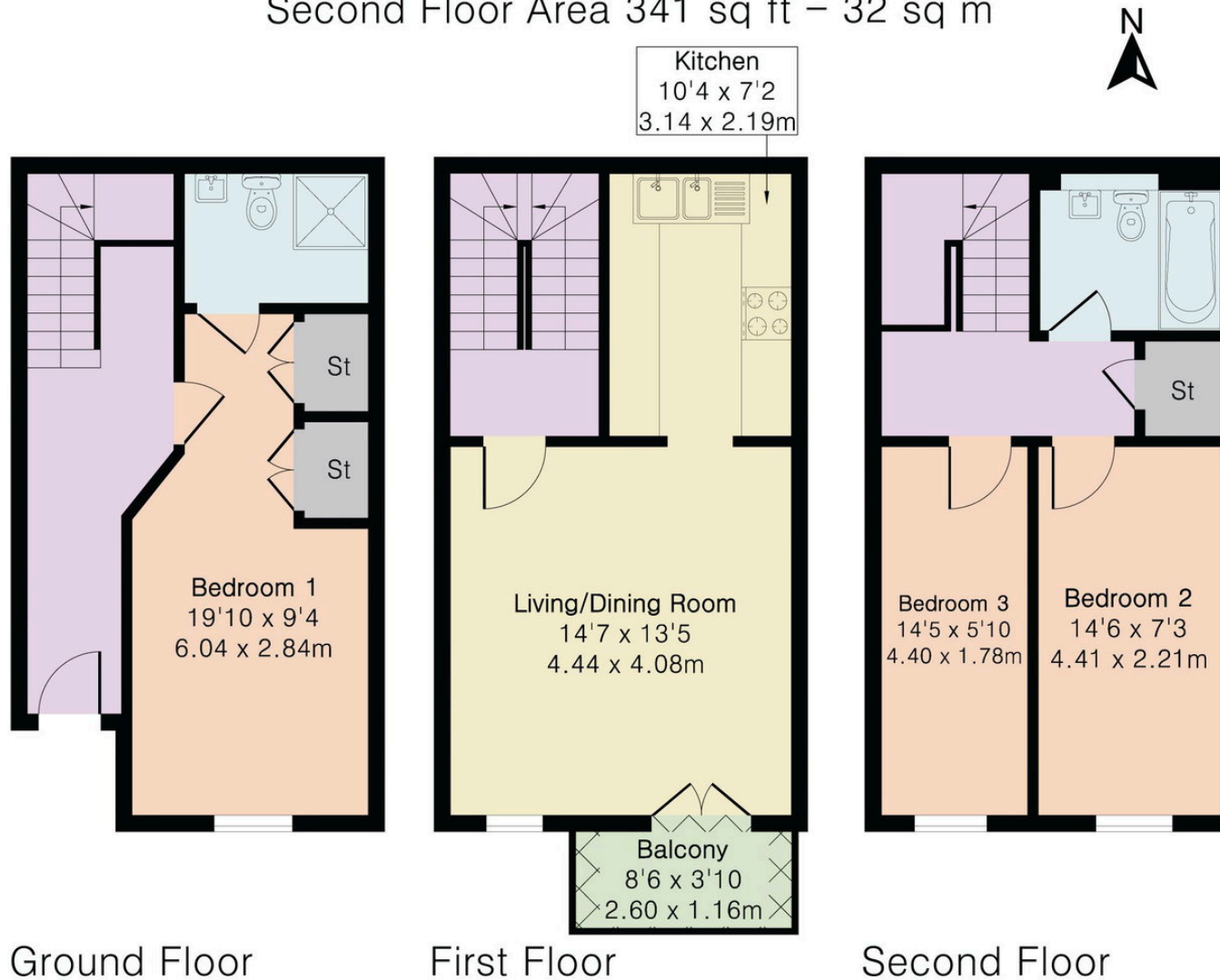
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area 1007 sq ft - 94 sq m

Ground Floor Area 325 sq ft – 30 sq m

First Floor Area 341 sq ft – 32 sq m

Second Floor Area 341 sq ft – 32 sq m



Call 01628 876333 or email hello@barrettmove.co.uk

42 Marlow Bottom, Marlow, Bucks, SL7 3NB

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