



# 68 John North Close

## High Wycombe

- A Good Size Four Bedroom Terrace Town House In A Popular Residential Area
- Gas Central Heating To Radiators And Double Glazed Windows And Doors
- Short Walk To Grammar/High School And The Facilities At Handy X Hub
- Well Planned Accommodation Spread Over Three Floors
- Modern Fitted Kitchen/Bathrooms And Ground Floor Cloakroom
- Enclosed Rear Garden And Two Parking Permits For On Site Parking
- Sellers Have Found A Vacant property So No Upper Chain Beyond That

Situated on the south side of High Wycombe close to the Handy Cross Hub with excellent shopping facilities close by with a variety of supermarkets, department store, retail outlets, cinema and sports centre. Junction 4 of the M40 motorway is just a stones throw away and the town centre is easily accessible, just 1 mile in distance, and provides comprehensive shopping & hospitality venues including a mainline railway station with direct trains to London and the North.

Council Tax band: D

Tenure: Freehold: There is an Estate Charge of approximately £300.00 Per annum

EPC Energy Efficiency Rating: B



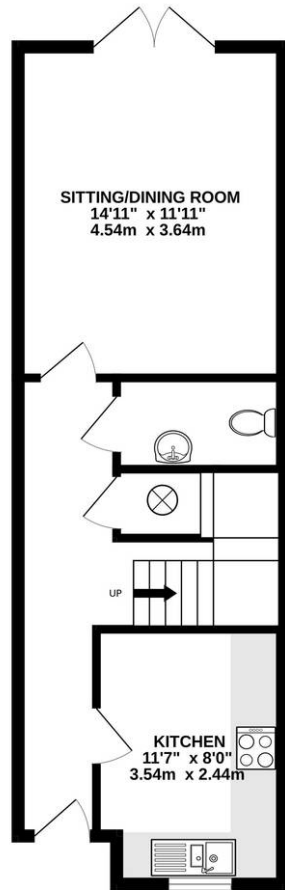
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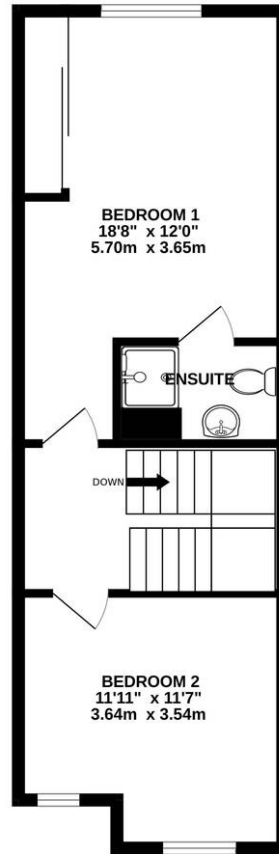
This large, four bedroom, terrace town house is situated in a sought after residential area, offering convenient access to local grammar and high schools as well as the amenities at the Handy X Hub and junction 4 of the M40 motorway. The property benefits from gas central heating to radiators and double glazed windows and doors, ensuring comfort and energy efficiency throughout the year. The accommodation is thoughtfully arranged over three floors, providing a spacious and flexible living environment ideal for families. The ground floor features a modern fitted kitchen, a bright and airy living area with direct garden access, and a practical cloakroom. Upstairs, you will find four generously sized bedrooms and contemporary bathrooms, all finished to a high standard. The property includes two parking permits for on site parking, adding further convenience for residents and visitors. With the sellers having already secured a vacant property, there is no upper chain beyond this purchase, allowing for a smoother and potentially quicker transaction. This property represents an excellent opportunity for buyers seeking a modern, well located family home with easy access to local schools and amenities. Early viewing is highly recommended to appreciate all that this home has to offer.



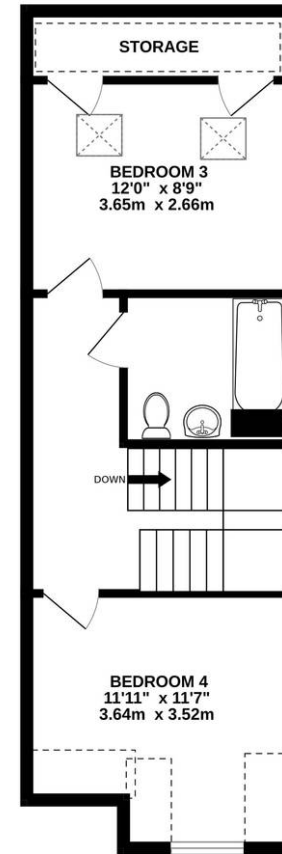
GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



2ND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1314 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# The Wye Partnership High Wycombe

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