





# 5 Manor Gardens

High Wycombe, High Wycombe

- A Double Bay Fronted Semi-Detached House
- Extended Providing Spacious And Versatile Accommodation
- Five bedrooms, Four Reception Rooms, Family Bathroom + En-Suite Shower Room
- Modern Kitchen, Utility Room & Cloakroom
- Gas Central Heating, Double Glazing, Driveway Parking And Garage
- Solar Panels & EV Charging Point, Large Well Kept Level Gardens
- Quiet Cul-De-Sac Setting Close To Hughenden Park
- Easy Reach Of Town Centre Amenities And Train Station

The property is situated just over one mile from the town centre close to the beautiful National Trust Hughenden Park. The property is close to local bus routes which give access to the town centre with multiple shopping facilities and the railway station with trains into London, Birmingham and Oxford. There are local shops close by which provide for most day-to-day needs.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





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This impressive double bay fronted semi-detached house offers spacious and versatile accommodation, ideal for family living. Extended to provide ample space throughout, the property features five well-proportioned bedrooms, four generous reception rooms, a family bathroom, and an en-suite shower room to the principal bedroom. The modern kitchen is complemented by a separate utility room and a convenient cloakroom, ensuring practicality for busy households. Benefiting from solar panels, gas central heating and double glazing, the home is both comfortable and energy efficient. Additional features include driveway parking with an EV charging point and a garage, providing secure and convenient storage options. Located in a quiet cul-de-sac setting close to Hughenden Park, this home enjoys a peaceful residential position while remaining within easy reach of town centre amenities and the train station (ideal for commuters). The property's layout is well-suited to both family life and entertaining, with flexible living spaces that can be adapted to suit a variety of needs. Early viewing is highly recommended.





**Approximate Gross Internal Area 1625 sq ft - 151 sq m  
(Excluding Garage)**

Ground Floor Area 846 sq ft – 79 sq m

First Floor Area 779 sq ft – 72 sq m

Garage Area 433 sq ft – 40 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

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