



# 33 Brecon Way, High Wycombe, Buckinghamshire, HP13 5NN

Offered to the market in good condition throughout is this bright and spacious three bedroom end of terrace family home.

The property is located on the sought after Downley side of High Wycombe within walking distance to the town centre and mainline railway station (which connects to London Marylebone in less than 30 minutes). Local schools, shops and

amenities are all within close proximity to the property, including the Disraeli Primary School and a local Co-op store. The accommodation comprises: entrance hall, guest cloakroom, large contemporary fitted kitchen/dining room with access to the garden, spacious living room, three good size bedrooms and a newly fitted family bathroom. The property further benefits:

air conditioning, boarded loft storage, enclosed rear garden with large shed, ample off street residents parking, e-car charger point, gas central heating and UPVC double glazing.

**WALKING DISTANCE TO TOWN CENTRE**

**GOOD CONDITION THROUGHOUT**

**LARGE KITCHEN/DINER**

**SPACIOUS LIVING ROOM**

**GUEST CLOAKROOM**

**NEWLY FITTED FAMILY BATHROOM**

**AIR CONDITIONING INSTALLED**

**BOARDED LOFT STORAGE**

**ENCLOSED REAR GARDEN WITH SHED**

**AMPLE RESIDENTS PARKING AVAILABLE**







## Brecon Way

Approximate Gross Internal Area

Ground Floor = 499 sq ft / 46.4 sq m

First Floor = 474 sq ft / 44.0 sq m

External Store = 5 sq ft / 0.5 sq m

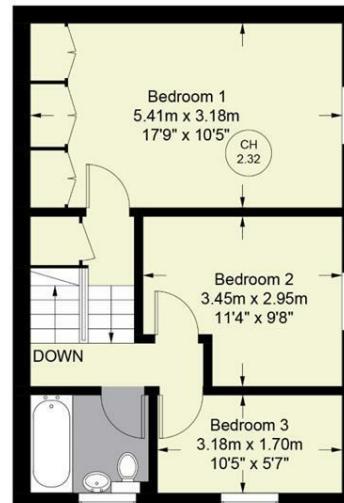
Total = 978 sq ft / 90.9 sq m



CH 2.31 = Ceiling Height



GROUND FLOOR



FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**Hurst** Estate Agents

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