



8 Easton Terrace, High Wycombe, Buckinghamshire, HP13 6AF

Asking Price | £350,000

## Property Features

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- Beautiful Character Cottage
- Close to Train Station and The Rye
- Living Room with Feature Fireplace
- Dining Room with Wooden Flooring
- Modern Fitted Kitchen
- 2 Good Sized Bedrooms
- Large Modern Bathroom
- Courtyard Garden
- Residents Permit Parking Available
- EPC 69 C / Council Tax Band C

## Full Description

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8 Easton Terrace is a beautifully extended two-bedroom terraced home offering well-balanced living space throughout, and is just 5 minutes walk from High Wycombe train station. This attractive home is perfectly suited to first-time buyers, small families, downsizers, or investors looking for a well-located property close to transport links and town centre facilities.

The ground floor provides a welcoming and spacious living room which flows seamlessly into a separate dining area, creating an ideal layout for both everyday living and entertaining. To the rear, the kitchen overlooks the outdoor space and offers a functional and inviting setting with direct access outside.

Upstairs, the property comprises a generous principal double bedroom, alongside a versatile second bedroom which would work perfectly as a nursery, child's bedroom, guest room, or home office. A large family bathroom completes the first floor accommodation.

Outside, the home benefits from a delightful sun terrace/patio area — a wonderful private space to relax and enjoy a summer BBQ or evening glass of wine. Residents' permit parking is also available.

Located in the heart of High Wycombe, this property enjoys an excellent position within easy reach of the town's wide range of shops, restaurants, cafés, and leisure facilities. High Wycombe is particularly popular with commuters thanks to its superb transport links, with the train station just a five-minute walk from the property and regular direct services reaching London Marylebone station in under 30 minutes. Surrounded by the beautiful Chiltern Hills whilst still offering convenient access into London, the area perfectly balances town and country living.







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements