



25 Warren Wood Drive

High Wycombe

- A Detached Family Home With Corner Plot Gardens
- Light And Airy House In A Quiet Sought After Location
- Cloakroom, Living/Dining Room, Kitchen, Utility Room
- Four Bedrooms, Family Bathroom
- Gas Heating, Double Glazing, Garage Plus Driveway Parking
- Stones Throw Of The Rye Park And Surrounding Woodland
- Short Walk of Popular Schooling, Town Centre Amenities And Train Station
- Available With No Onward Chain

Situated in a highly desirable location just over 1 mile from the town centre and backing onto woodland and close to The Rye park with open air swimming pool and gym. The town centre is a level walk and provides extensive shopping facilities as well as a mainline railway links with 25-minute trains to London Marylebone as well as direct access to Oxford and Birmingham. There are buses to many destinations and the M40 motorway to junctions 3 & 4 are easily accessible

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



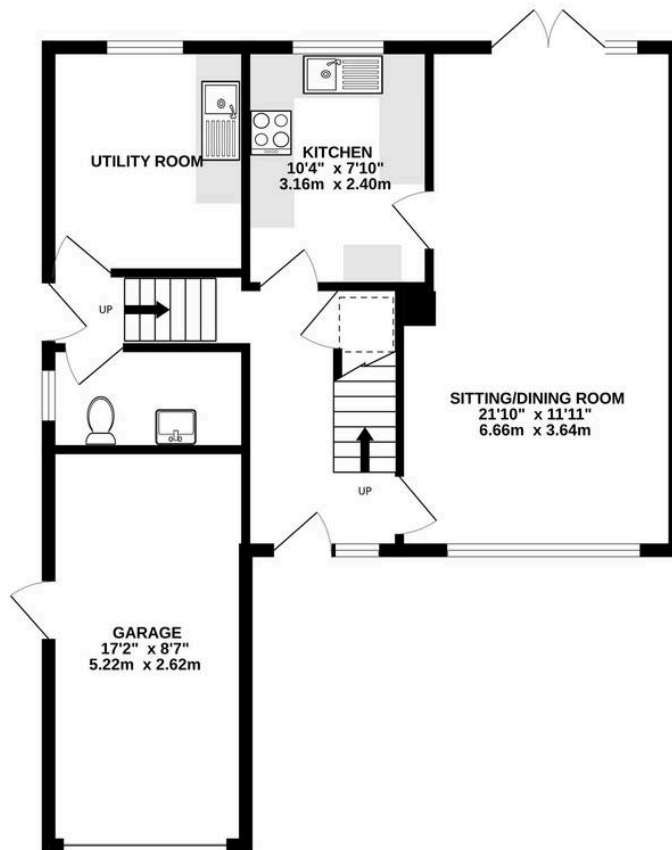
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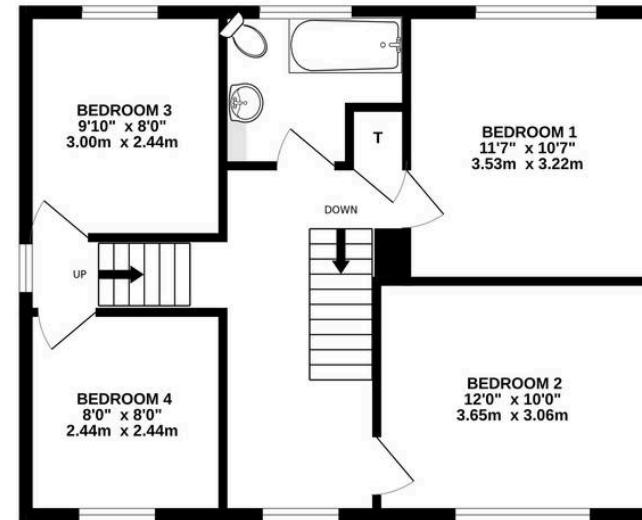
A four-bedroom detached family home ideally positioned in a quiet and highly sought after location. The property features a welcoming entrance hall with a convenient cloakroom, a generous light-filled living and dining room, a well-appointed kitchen, and a practical utility room. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom. Benefiting from gas heating and double glazing throughout, the house ensures year-round comfort and efficiency. Additional advantages include a garage and driveway parking, providing ample space for vehicles and storage. The property is situated just a stone's throw from The Rye Park and surrounding woodland, while being only a short walk from popular local schools, town centre amenities, and the train station, making it ideal for commuters and families alike. Offered to the market with no onward chain, this is an opportunity to acquire a lovely home in a prime location, ready for immediate occupation.



GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1333 sq.ft. (123.8 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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