



**Three-Bedroom Family Home | No Onward Chain |  
Generous Rear Garden**

Offered to the market with no onward chain, this well-proportioned three-bedroom home presents an excellent opportunity for first-time buyers, families and investors alike.

The property offers spacious and practical accommodation throughout, comprising a welcoming entrance hall, living room, separate dining room, fitted kitchen, three good-sized bedrooms and a family bathroom.

To the rear, the property benefits from a generous garden extending to approximately 80ft, providing ample outdoor space for entertaining, family enjoyment or those with a keen interest in gardening.

Conveniently positioned for access to High Wycombe town centre, local schools, shops and transport links, the property also benefits from easy access to the mainline railway station, making it ideal for commuters.

Further benefits include gas central heating, double glazing and attractive views across the surrounding area.

**Key Features**

- No Onward Chain

**St Georges Close  
High Wycombe  
Bucks, HP13**

**Offers in excess of £350,000**

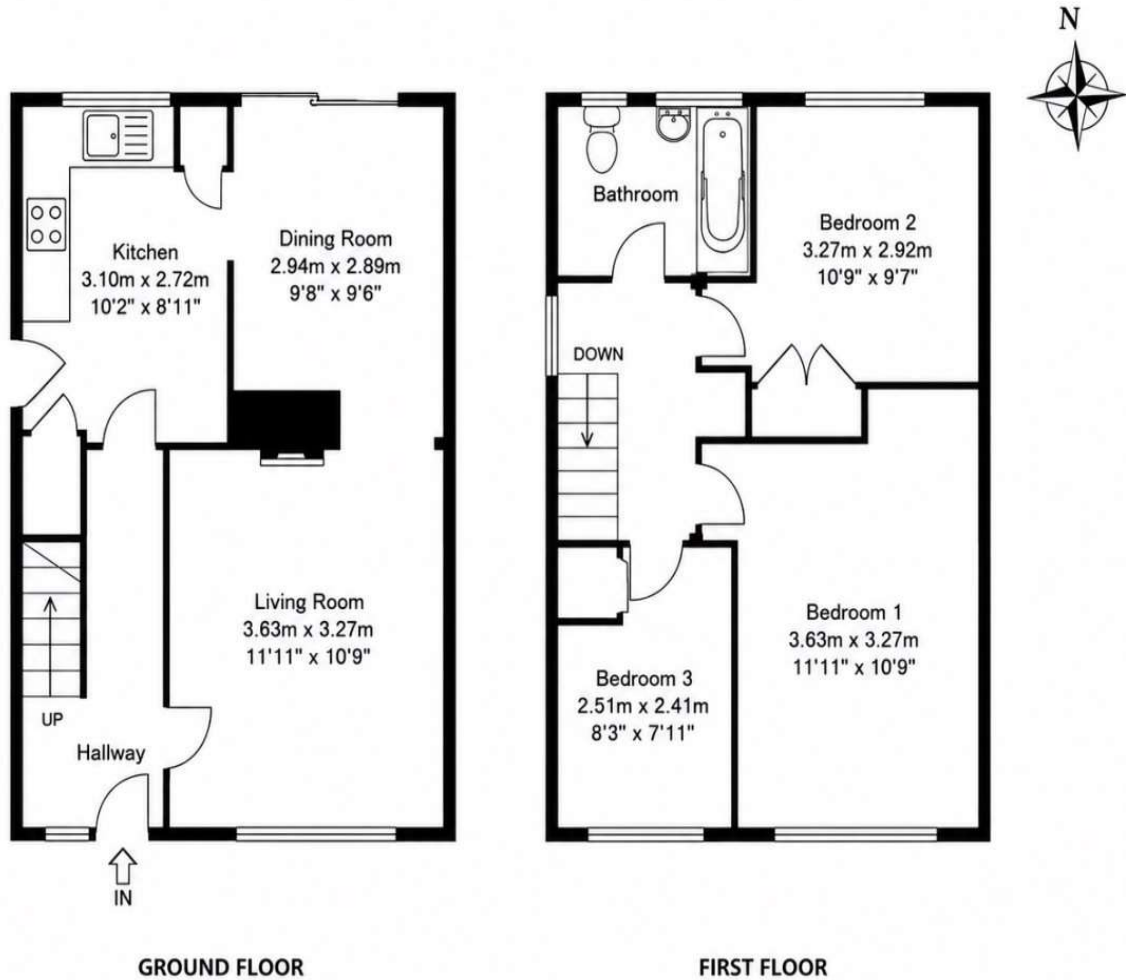
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**EPC Rating: D**

**Council Tax Band: C**

**Chiltern Hills**  
01494 530133  
info@chilternproperty.com





**IMPORTANT INFORMATION**

Dimensions are approximate and for general guidance only.  
This floor plan is not to scale and is for illustrative purposes only.  
Prospective purchasers should verify all measurements and details  
to their own satisfaction.

This plan is for guidance only and must not be relied upon as a statement of fact.

**St Georges Close, High Wycombe, HP13**

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**Offers in excess of £350,000**

**Space, Location & Potential – All in One**

Offered with no onward chain, this spacious three-bedroom home features separate living and dining rooms, an 80ft rear garden, gas central heating and double glazing. Conveniently located for the town centre, station and local amenities

**Bullet Points**

- No Onward Chain
- Three Well-Proportioned Bedrooms
- Spacious Living Room
- Separate Dining Room
- Approx. 80ft Rear Garden
- Ideal First-Time Buyer Opportunity
- Excellent Buy-to-Let Investment Potential
- Walking Distance to Town Centre

Certificate Number : 8735-7325-8500-0842-1222

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8735-7325-8500-0842-1222>

**TERMS**

Our client advises us of the following:

TENURE: Freehold

SERVICE CHARGE:

RESERVE FUND: £0.00

GROUND RENT: £0.00

DISTRICT: Wycombe District Council

EPC RATING: D

**PRICE:** Offers in excess of £350,000 **SUBJECT TO CONTRACT**

Viewings strictly by appointment only, through the Vendor's appointed sole agent

**Chiltern Hills**

19 Crendon Street High Wycombe, Bucks HP13 6LJ

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