



1 West View Cottages Queen Street, High Wycombe, HP13 6HA

In Excess of £275,000

1 West View Cottages Queen Street

High Wycombe

- A Beautiful Period Extended End Terrace House On Two Floors Originally Built in 1883
- Heating Powered By An Aga And Double Glazed Windows
- Two Reception Rooms, Lovely Fitted Country Fitted Kitchen With Aga, Separate Utility Room
- One Huge Double Aspect First Floor Bedroom(Could be Converted to Two Bedrooms) First Floor Bathroom
- Delightful Enclosed Mature Rear Garden With Pedestrian Gate To Rear
- Gated Off Road Parking To Rear
- Located Close To Town Centre And Railway Station In A Quiet Conservation Area
- No Upper Chain, We Hold Keys For This Unique Property

The property is situated in a quiet conservation area and within a short walk of the town centre offering a vast array of shopping facilities, leisure and hospitality venues including the Wycombe Swan Theatre. For outdoor enthusiasts, the surrounding countryside is within easy reach, the Rye Park is a short stroll away boasting its own lakeside Cafe, Gym and heated swimming pool. Commuter links are excellent. The mainline station is a 4-minute walk and provides a direct service into London, Birmingham & Oxford. The M40 is easily accessed at Junctions 3 and 4 with the A404 providing a swift link to the M4. A nearby coach terminus offers convenient connections to London airports & other major destinations

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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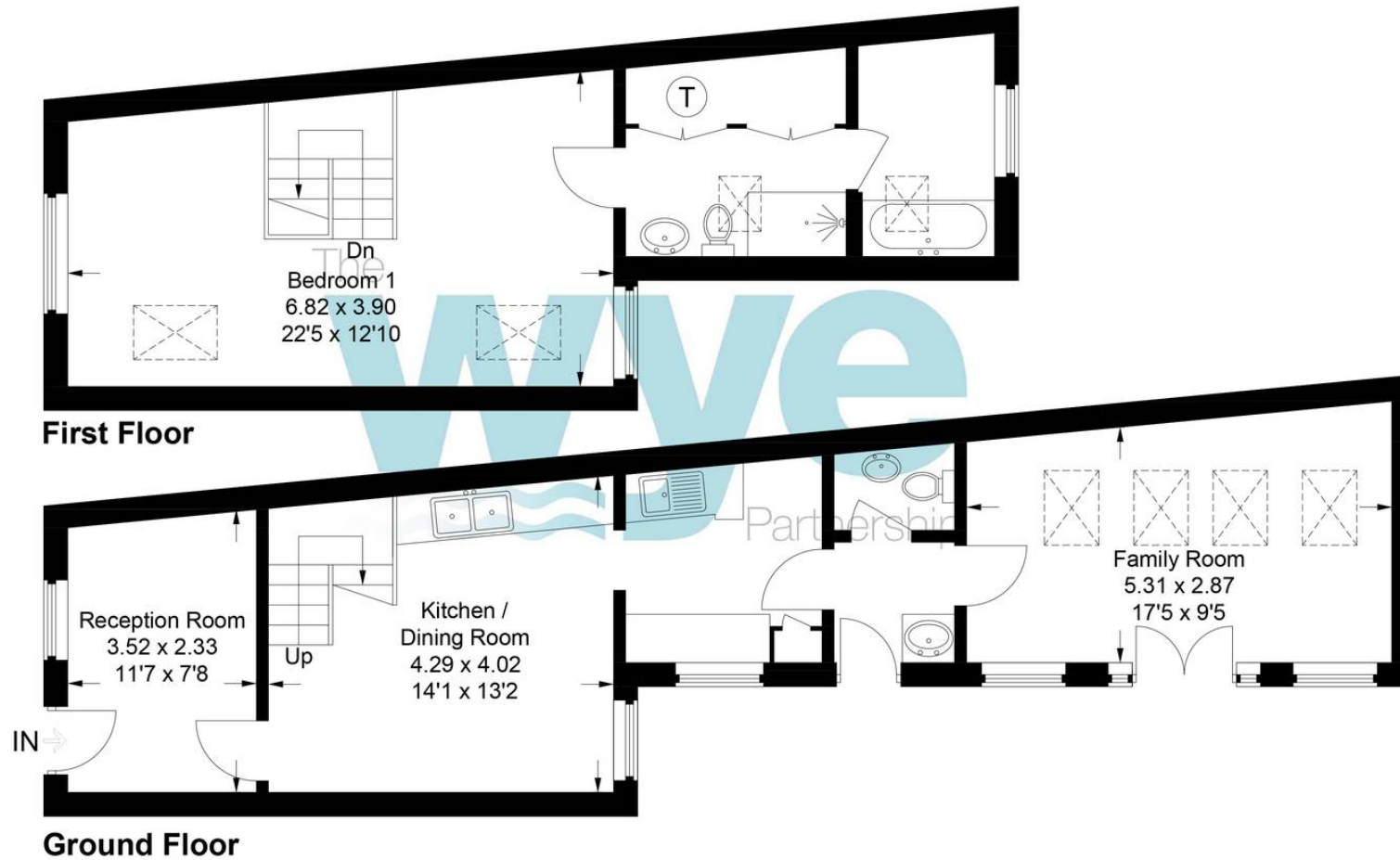
High Wycombe

This beautiful period extended end terrace house, originally built in 1883, offers a unique blend of character and modern convenience across two spacious floors. The property benefits from heating powered by an aga in the kitchen and double glazed windows. On the ground floor, you will find two inviting reception rooms and a lovely country-style fitted kitchen complete with an Aga, as well as a separate utility room for added practicality. Upstairs, there is a vast double aspect first floor bedroom (which could be converted into two bedrooms, subject to requirements) and a well-appointed first floor bathroom. Gated off-road parking is provided to the rear, adding further appeal. Situated in a quiet conservation area, the property is conveniently located close to the town centre and railway station, making it ideal for commuters and those seeking easy access to local amenities. Offered with no upper chain, and with keys held for immediate viewing, this is a rare opportunity to acquire a unique and charming home in a sought-after location. Early viewing is strongly recommended to appreciate all that this exceptional property has to offer.



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Approximate Gross Internal Area
 Ground Floor = 52.2 sq m / 562 sq ft
 First Floor = 36.8 sq m / 396 sq ft
 Total = 89.0 sq m / 958 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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