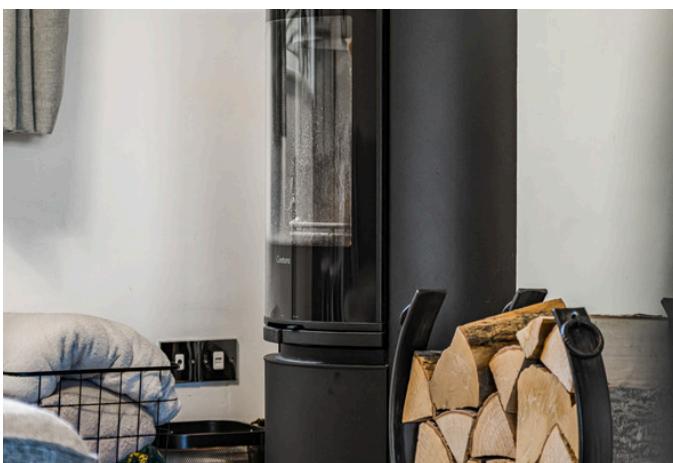




4 Queen Street, High Wycombe, HP14 3BW  
£539,950 Freehold

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## The Property

Offered to the market with a closed onward chain is this immaculately presented, three bedroom semi detached property occupying an elevated and pleasant position.

The property comprises; entrance hall, an open plan lounge/dining room with multi fuel burner, and a well equipped kitchen with integrated appliances. On the first floor there are three well proportioned bedrooms with fitted wardrobes from the principal bedroom and build in storage in bedroom three, a family bathroom with 'P shape' bath complete the first floor accommodation. To the rear of the property there is a landscaped South West facing rear garden with extended patio and an electric awning, as well a side access. To the front there is newly laid driveway for multiple vehicles plus a single detached garage.

To fully appreciate the size, presentation and overall position of this wonderful family home, viewings are highly recommended.

Some material information to note: Oil central heating. Mains water, mains electrics, mains drains. The property has driveway parking as well as a single detached garage. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own



## Key Features

- Semi detached family home
- Newly laid driveway
- Desirable location
- Stunning views over open countryside
- Multi fuel burner
- Landscaped South West facing rear garden
- Walking distance to public house, village hall, open spaces and playground

## The Location

Piddington is a small, semi-rural village situated just west of High Wycombe, nestled in the heart of the scenic Buckinghamshire countryside. Despite its peaceful, village-like atmosphere, Piddington benefits from its close proximity to the M40 motorway, offering excellent transport links to London, Oxford, and the Midlands. This makes it an attractive location for commuters seeking a quieter, more relaxed pace of life without sacrificing accessibility. The area is characterised by rolling hills, wooded areas, and open fields, typical of the Chiltern Hills Area of Outstanding Natural Beauty (AONB), which surrounds it. This gives Piddington a charming, pastoral quality that appeals to walkers, cyclists, and nature lovers alike.



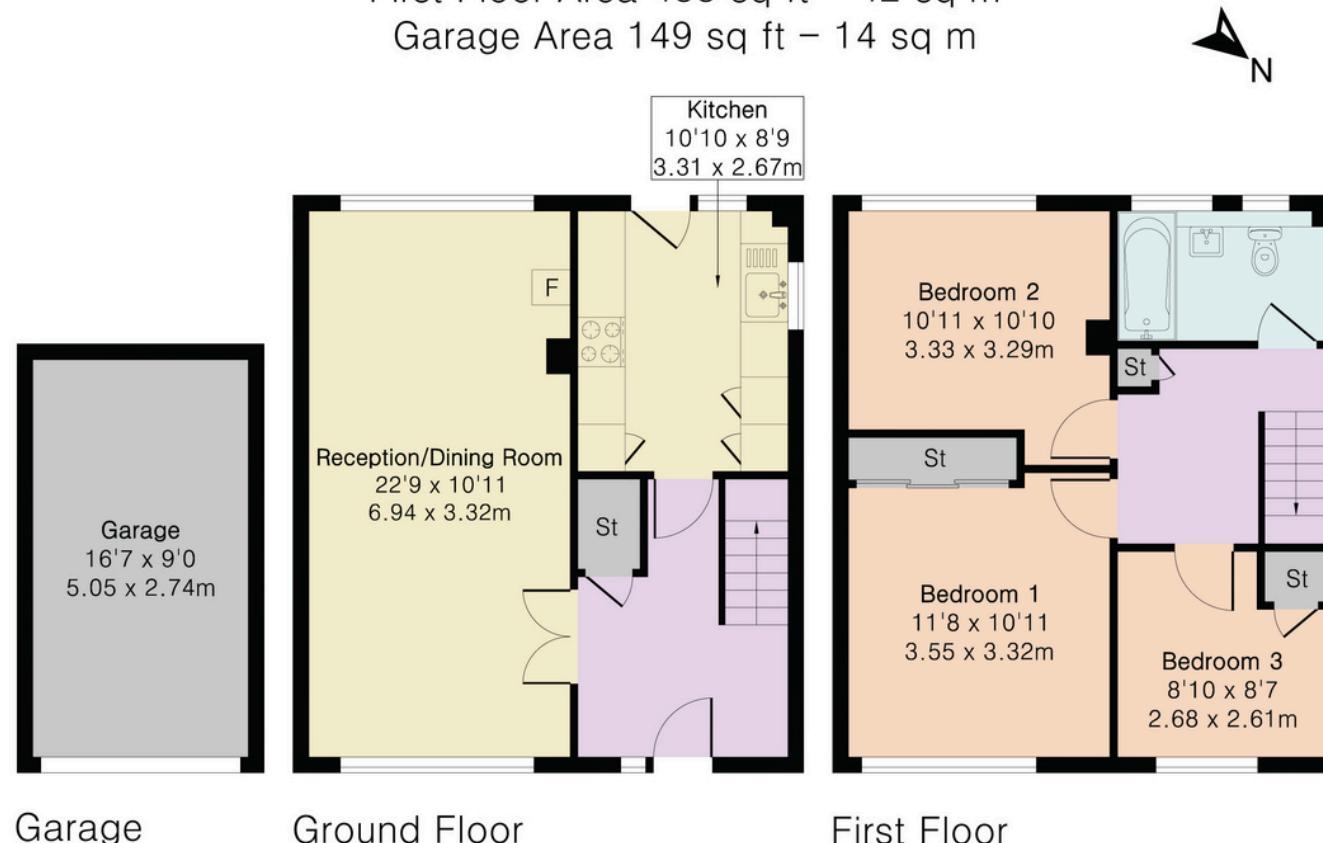
Thomas Merrifield and their clients give notice that:

## Approximate Gross Internal Area 910 sq ft - 84 sq m (Excluding Garage)

Ground Floor Area 455 sq ft - 42 sq m

First Floor Area 455 sq ft - 42 sq m

Garage Area 149 sq ft - 14 sq m



 PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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