



77 Chapel Lane, High Wycombe, HP12 4BS  
£429,950

# 77 Chapel Lane

High Wycombe, High Wycombe

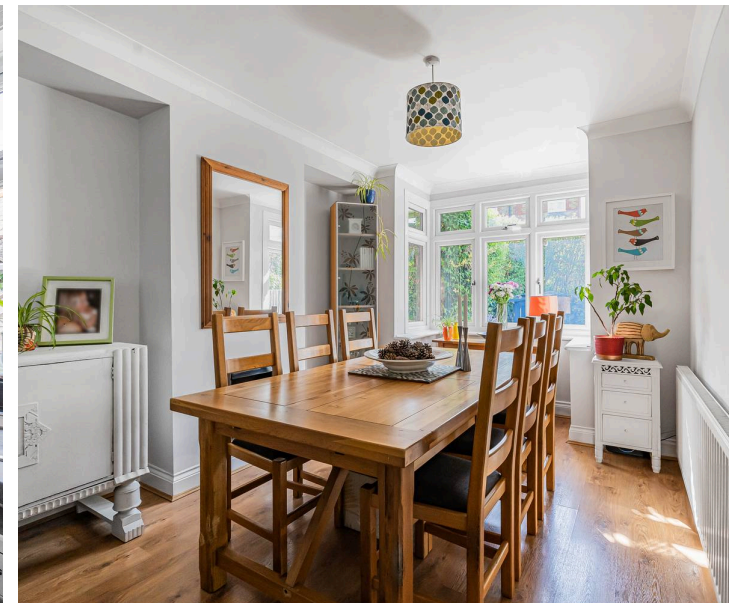
- A Most Attractive Semi Detached Cottage With Exceptional Garden
- Stylish Interior, Superbly Maintained and Presented
- Through Lounge/Dining Room with Dual Aspect Square Bay Windows
- Modern Contemporary Kitchen & Bathroom on Ground Floor
- Three Well Proportioned Bedrooms with Night Cloakroom to Master
- Many Attractive Features, Gas Central Heating & Double Glazing
- Large Garage and Garden Store, Driveway Parking and Beautiful Mature Gardens

The property is situated on the western outskirts of the town, just a short walk from the stunning West Wycombe Estate and National Trust park and woodland yet only a 10 minute drive in to the town centre which provides a wide variety of shopping, hospitality and entertainment venues as well as a mainline rail link to London and the North. There is a local convenience store in the immediate vicinity with further shopping options at Handy Cross including access to the M40 which is also just a 5-10 minute drive from the property.

Council Tax band: D

Tenure: Freehold

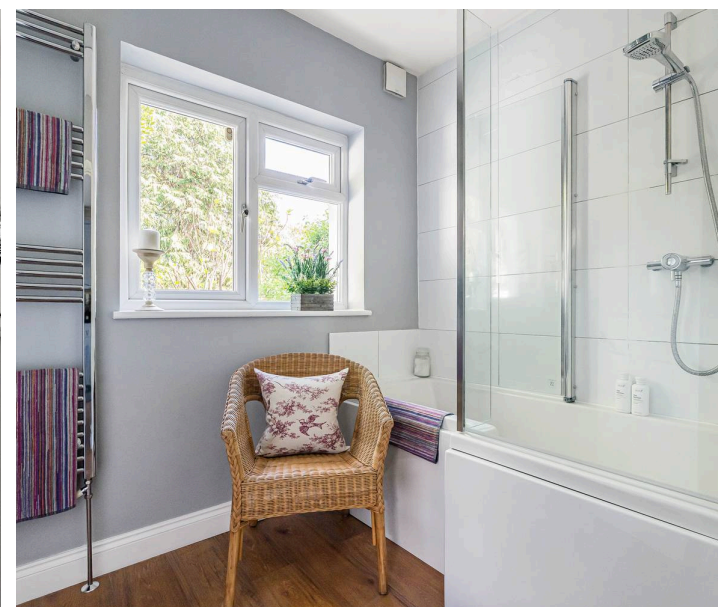
EPC Energy Efficiency Rating: C



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This most attractive three bedroom semi detached cottage offers a superb blend of period charm and modern style, boasting a stylish interior that has been meticulously maintained and beautifully presented throughout. The spacious through lounge and dining room is enhanced by dual aspect square bay windows, creating a bright and welcoming living space. The contemporary kitchen and ground floor bathroom are both finished to a high standard, providing modern convenience for every-day living. Upstairs, three well proportioned bedrooms offer comfortable accommodation, with the master bedroom benefiting from a night cloakroom for added practicality. Beautiful, large, mature gardens compliment the property. The property features many appealing details, including gas central heating and double glazing. Additional benefits include a large garage and garden store, as well as ample driveway parking. This delightful home is ideally suited for families or professionals seeking a blend of character and modern living, in a property that is ready to move into and enjoy. Early viewing is highly recommended to appreciate the quality and charm on offer.

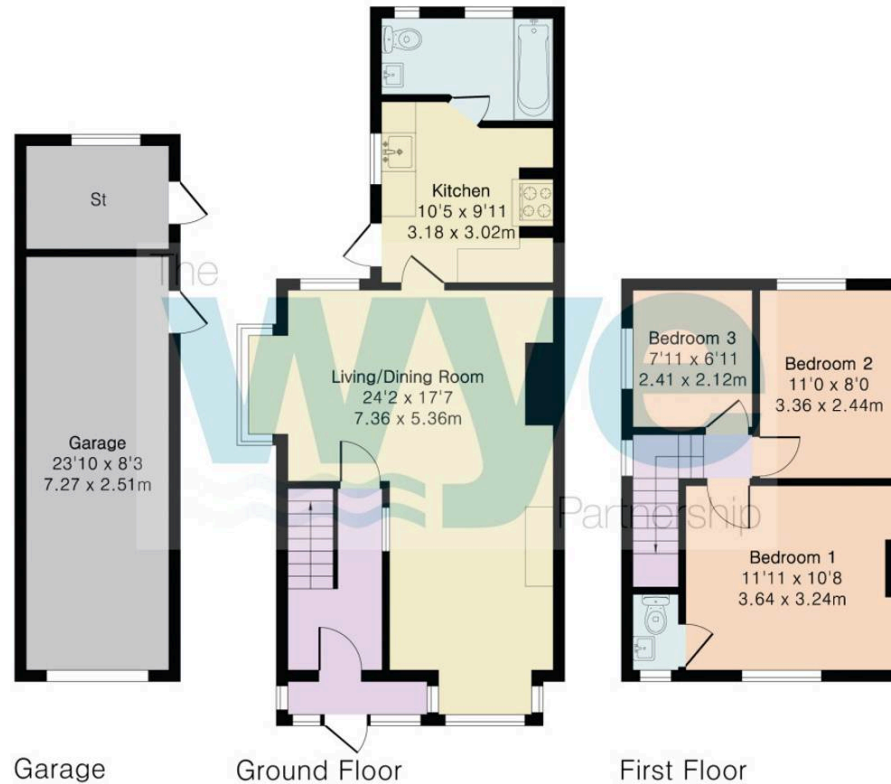


**Approximate Gross Internal Area 876 sq ft - 81 sq m  
(Excluding Garage)**

Ground Floor Area 540 sq ft – 50 sq m

First Floor Area 336 sq ft – 31 sq m

Garage Area 249 sq ft – 23 sq m



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.

## The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • [wycombe@wyeres.co.uk](mailto:wycombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

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