



bonners & babingtons

Garratts Way
High Wycombe

Garratts Way High Wycombe Buckinghamshire HP13 5XT

Guide Price - £325,000

Set in an elevated position on Garratts Way, this charming two-bedroom home enjoys delightful views over the town of High Wycombe and the surrounding countryside, offering a wonderful sense of light, space, and tranquillity.

The property features a beautifully presented open-plan lounge and dining area, creating a sociable and airy living environment. The lounge enjoys pleasant views over the rear garden and is enhanced by a stylish sky-blue panelled feature wall, adding character and warmth to the space. A set of French doors opens out onto the rear decking area, seamlessly connecting indoor and outdoor living, ideal for relaxing or entertaining during the warmer months.

This space flows effortlessly into the kitchen, which is fitted with modern countertops and offers a practical yet contemporary area for cooking and everyday living.

Outside, the rear garden is mainly laid to lawn and provides a lovely outdoor space. Raised sleeper beds are bursting with a variety of shrubs and planting, adding colour and texture throughout the seasons, while the decking area offers the perfect spot for outdoor seating and dining.

The main bedroom is a comfortable and stylish retreat, featuring built-in storage cupboards and a calming sage-green feature wall. The modern bathroom is fitted with a bathtub and overhead shower, complemented by contemporary neutral tiling for a clean and timeless finish. The second bedroom is bright and versatile, flooded with natural light and ideal as a single bedroom, nursery, or home office.

To the front of the property there is a shared driveway providing convenient access to two allocated parking spaces.





High Wycombe

High Wycombe is a vibrant market town nestled in the heart of Buckinghamshire, surrounded by the beautiful Chiltern Hills Area of Outstanding Natural Beauty. The town offers an excellent blend of countryside living and modern convenience, making it a popular location for commuters, families, and professionals alike.

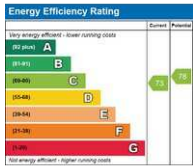
The town centre provides a wide range of amenities including the popular Eden Shopping Centre, which offers a variety of high street brands, independent retailers, cafés, restaurants, and a cinema. There is also a regular market held in the historic High Wycombe Market Square, continuing the town's long market tradition.

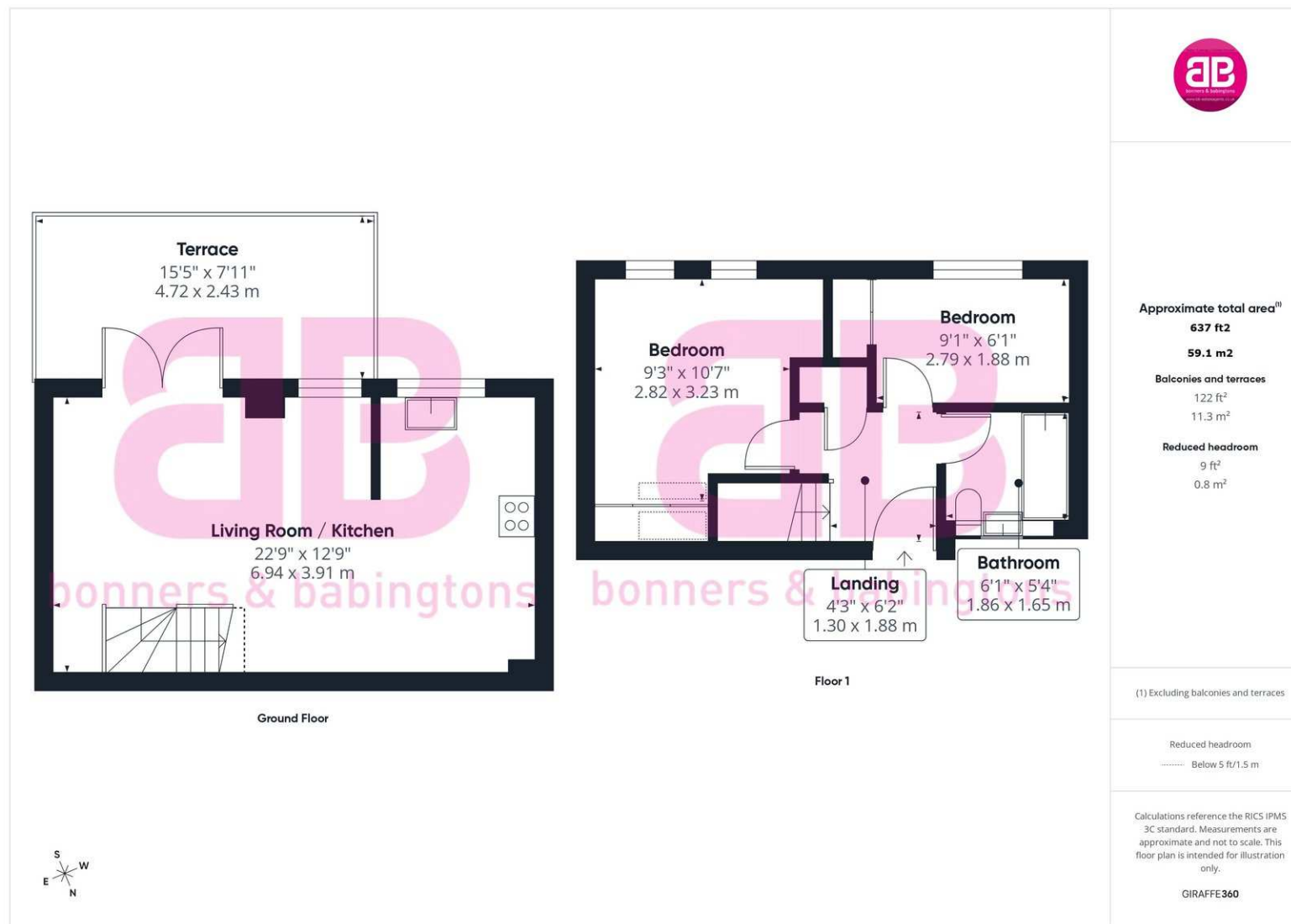
Dining and leisure, residents can enjoy a wide choice of pubs, cafés, and restaurants, alongside entertainment venues such as the Swan Theatre and the Cineworld cinema at Eden. Fitness centres, sports clubs, and leisure facilities are also easily accessible.

High Wycombe is particularly well known for its excellent transport links. The mainline railway station provides direct services to London Marylebone in approximately 30 minutes, making it an ideal location for commuters. The town also benefits from easy access to the M40 motorway, connecting to London, Oxford, and Birmingham.



Tenure: Freehold
Council Tax Band: C





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