

89 Abbey Barn Road, High Wycombe, Buckinghamshire, HP11 1RR

£325,000 - Freehold

A beautifully presented two bedroom end of terrace home offering stylish and well maintained accommodation throughout, complemented by a private rear garden backing onto a picturesque stream, generous driveway parking, a carport and a substantial double garage. Potential to extend (STPP).

The property has been thoughtfully improved by the current owners and offers a lovely balance of modern finishes, comfortable living space and practical features, making it an excellent choice for first time buyers, downsizers or those looking for a home ready to move straight into. The accommodation begins with a welcoming entrance leading into a bright and comfortable living room with attractive flooring and a staircase rising to the first floor. To the rear is a well appointed kitchen and dining room, fitted with a range of white units, contrasting work surfaces and a door leading to the garden. Upstairs, the property offers two well presented bedrooms, including a generous principal bedroom with useful storage space. Both rooms enjoy plenty of natural light and are served by a stylish family bathroom, fitted with a modern white suite and a shower over the bath.

Outside, the rear garden is a particularly attractive feature of the property. Enjoying a pleasant degree of privacy, it has been arranged with a paved seating area, lawn and established boundaries. The property overlooks the River Wye providing a pleasant outlook. To the front, a substantial block paved driveway provides generous off road parking. Further parking or covered storage is available beneath the timber carport, while the impressive double garage offers excellent additional space for vehicles, storage or workshop use. Potential To Extend (STPP) – Drawings available upon request.

Conveniently positioned along Abbey Barn Road, the property provides access to High Wycombe town centre, local amenities, schooling and transport connections, including High Wycombe railway station and the M40 motorway.

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £75(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.











NO CHAIN

Very Well Presented Two Bedroom House

Modern Fitted Kitchen

Bright & Spacious Bathroom

Private Rear Garden

Double Garage

Large Driveway & Car Port Parking

Overlooking The River Wye

Council Tax Band: C
EPC Rating: C

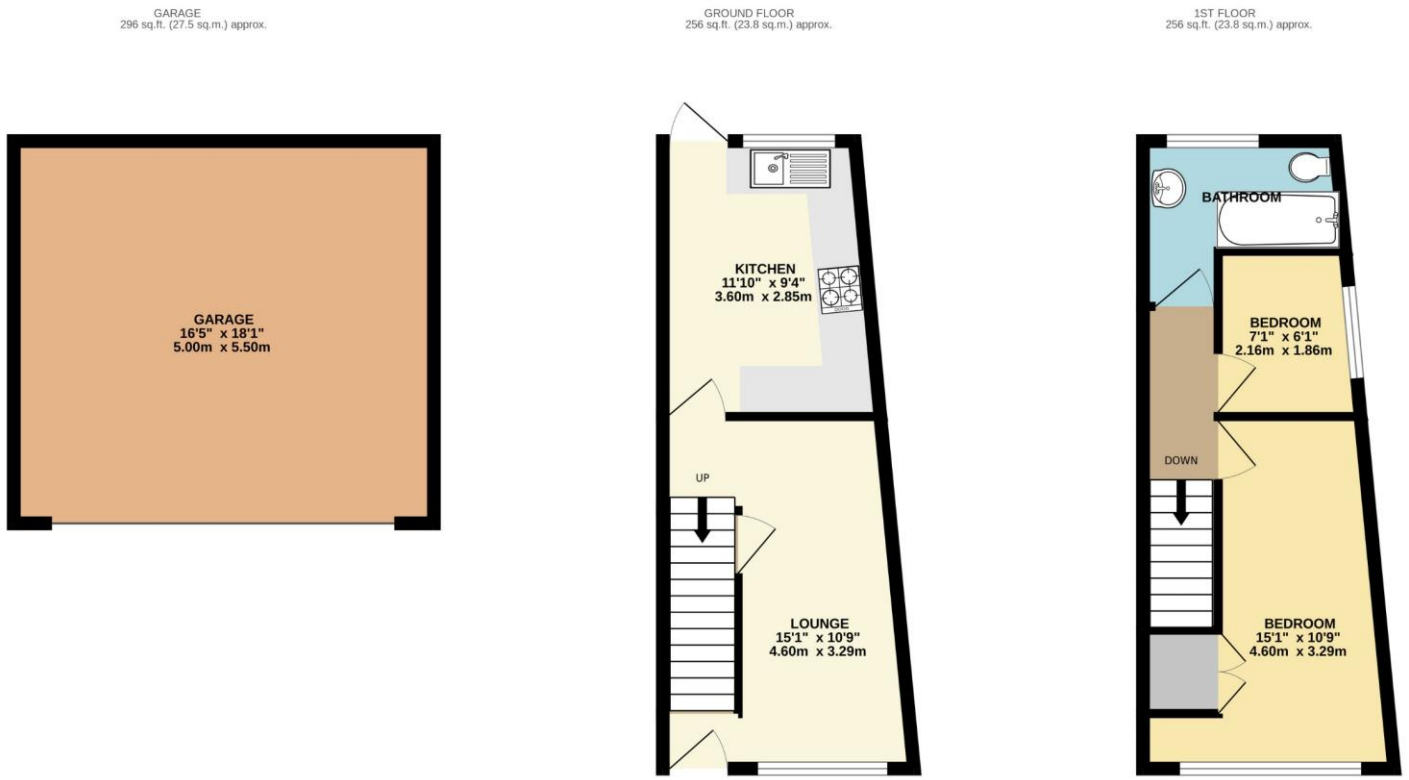
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TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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CRENDON HOUSE
Est. 1971

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