



42 Park View Court Eaton Avenue, High Wycombe, HP12 3AY
£189,950

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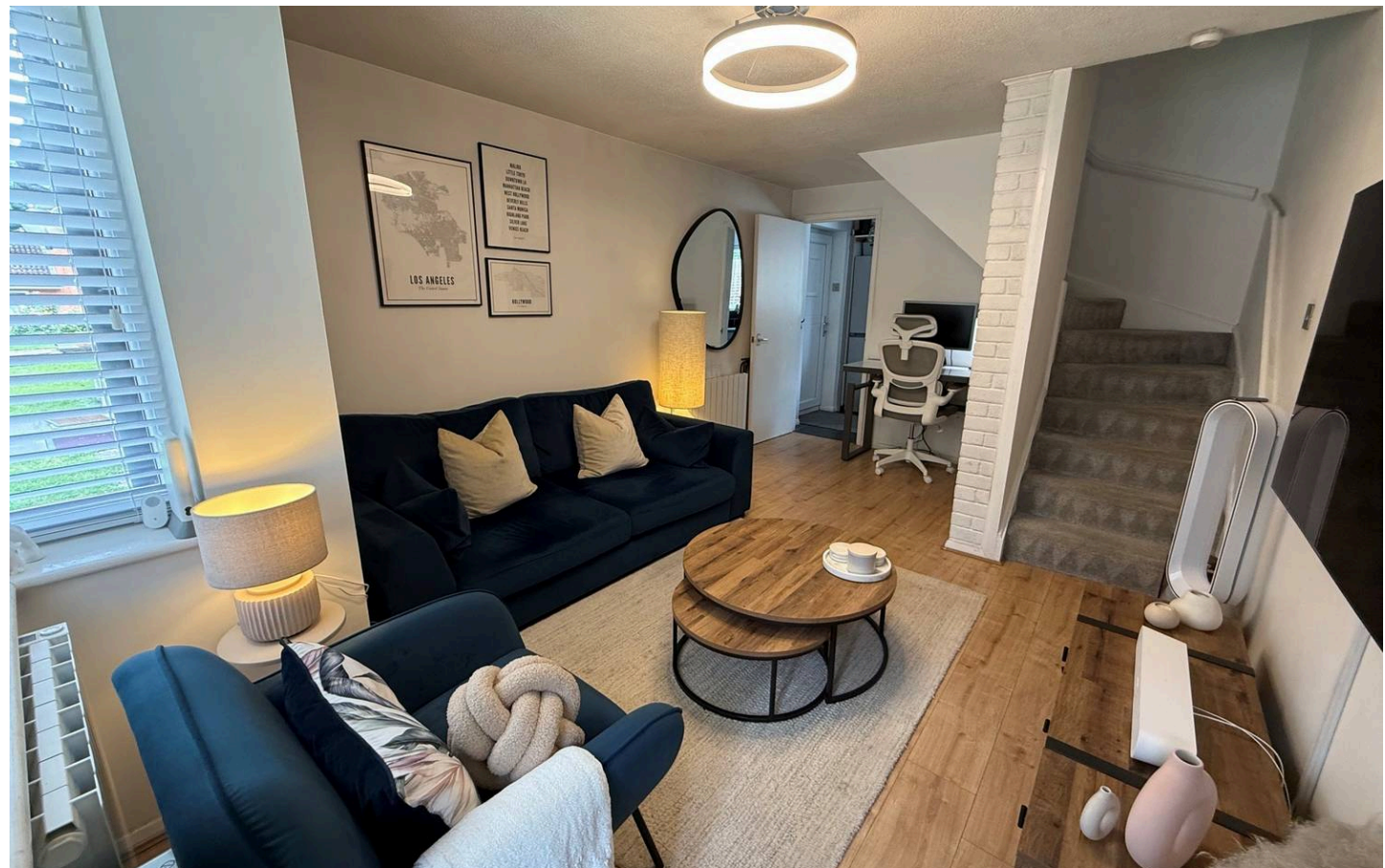
High Wycombe

- A Stunning Turn Key One Bedroom End Terrace House In A Quiet Riverside Backwater
- Modern Replacement Slimline Electric Heating And Double Glazed Windows And Doors
- Modern Refitted Kitchen And Generous Modern Refitted Bathroom
- Well Maintained Communal Gardens And Allocated Plus Visitors Car Parking
- Good Size Lounge/Dining Room, Generous Size Master Bedroom
- Leasehold With 149 Years Remaining With Peppercorn Ground Rent Granted Upon Completion
- This Home Must Be Seen Internally To Be Appreciated, Loving Improved By The Present Owner
- Fantastic Location Close To Tributary Of The River Wye And A Minutes Walk From Desborough Park

Part of a small development 'tucked away' in a cul-de-sac about 1.5 miles West of the town centre. A park-recreation ground is just yards away and local facilities are within walking distance. Buses pass nearby to High Wycombe centre which provides 25-minute London Marylebone trains and frequent Heathrow buses. Junction 4 of the M40 is within 5-minutes drive. Council Tax band: B

Tenure: Leasehold; 149 Years Upon Completion with a Peppercorn Ground Rent: Service Charge; £1570.00 Per Annum

EPC Energy Efficiency Rating: E



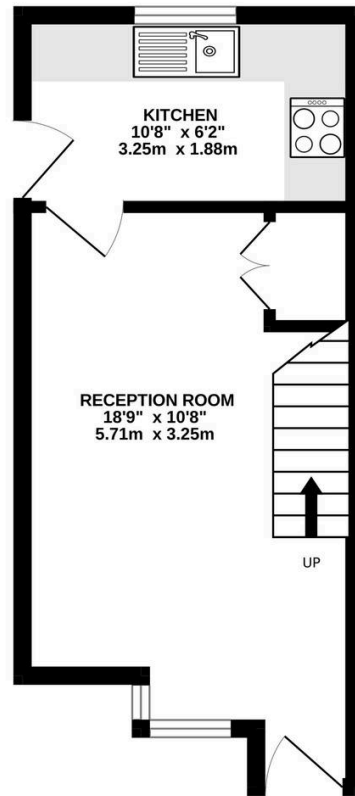
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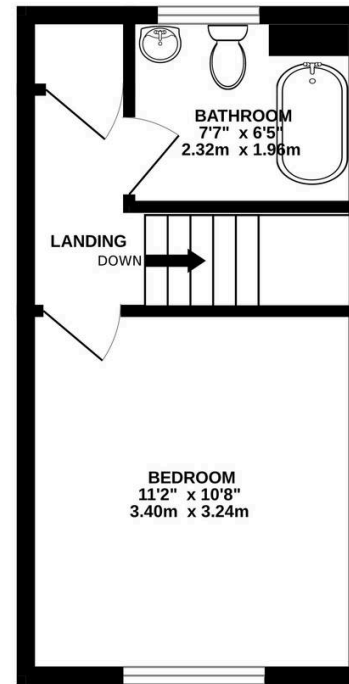
Presenting a truly stunning, turn key one bedroom end terrace house, situated in a quiet riverside backwater, this beautifully presented home is ideal for those seeking a peaceful retreat with modern comforts. The property has been lovingly improved by the present owner and features modern replacement slimline electric heating, as well as double glazed windows and doors throughout, ensuring energy efficiency and a comfortable living environment. The accommodation comprises a good size lounge and dining room, complemented by a modern refitted kitchen that is both stylish and functional, complete with contemporary fittings. The generous size master bedroom provides plenty of space for wardrobes, while the impressive refitted bathroom offers a spacious setting. Additional features include well maintained communal gardens, allocated car parking for residents, and convenient visitor parking for guests. This leasehold property offers peace of mind, with 149 years remaining on the lease and a peppercorn ground rent granted upon completion, making it an attractive long term investment. Located in a fantastic position close to a tributary of the River Wye, and just a minute's walk from the popular Desborough Park, this property combines tranquil surroundings with excellent access to local amenities and recreational spaces. The home must be seen internally to be fully appreciated, as it offers a unique blend of modern living and a sought after riverside setting. Whether you are a first time buyer, downsizer, or investor, this property provides a rare opportunity to secure a high quality, move in ready home. Early viewing is highly recommended to avoid disappointment and to experience first hand the thoughtful improvements and exceptional standard of accommodation on offer.



GROUND FLOOR
247 sq.ft. (22.9 sq.m.) approx.



1ST FLOOR
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 464sq.ft. (43.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Wye Partnership High Wycombe

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