



5 Laburnum Road, High Wycombe, Buckinghamshire, HP12 3LS

Asking Price | £1,800

## Property Features

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- Modernised Two-Bedroom House
- Spacious Living Room with Log Burner
- Separate Dining Room
- Modern Fitted Kitchen
- Stylish Family Bathroom
- Rear Garden with Access to a Large Garage (Electric Door) and Second Garage
- Driveway Parking for Multiple Vehicles
- Easy Access to the M40 And High Wycombe Town Centre
- Council Tax Band C / EPC Rating D
- Available From End of April

## Full Description

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A beautifully modernised two-bedroom house situated on Laburnum Road in High Wycombe, offering spacious and well-presented accommodation throughout.

The property features a welcoming living room complete with a charming log burner, creating a cosy focal point, alongside a separate dining room ideal for entertaining. The modern kitchen is well-equipped with contemporary fittings, and there is the added convenience of a downstairs WC.

Upstairs, the property offers two generously sized double bedrooms and a stylish, modern family bathroom.

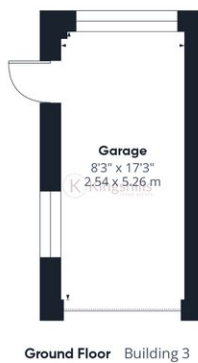
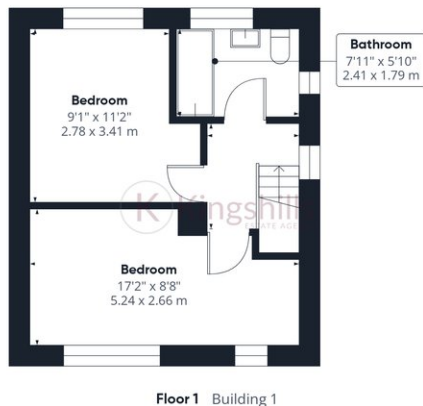
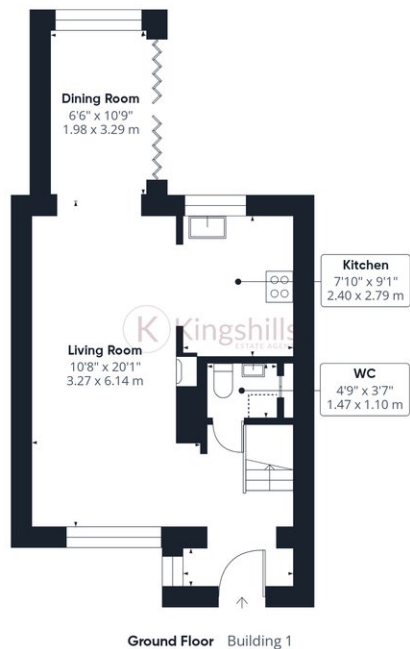
Externally, the home benefits from a rear garden with access to a large garage featuring an electric door, as well as a second garage, providing excellent external storage. This makes the property particularly well-suited to tenants requiring substantial outdoor or storage space. To the front, there is driveway parking for multiple vehicles.

Ideally located, the property provides easy access to the M40 motorway and is within close proximity to High Wycombe town centre, making it perfect for commuters and those seeking convenient local amenities.

Early viewing is highly recommended.







**Approximate total area<sup>(1)</sup>**  
1215 ft<sup>2</sup>  
113 m<sup>2</sup>

**Reduced headroom**  
4 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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