



4 Princes Gate, High Wycombe, HP13 7AD

£500,000

# 4 Princes Gate, High Wycombe, HP13 7AD

This immaculately presented home offers stylish, well-balanced accommodation arranged over three floors, making it an ideal choice for buyers seeking a property that is truly move-in ready. Finished to an exceptional standard throughout, the home combines modern design with practical living spaces, all maintained with clear care and attention.

The ground floor features a smart, contemporary kitchen at the rear, thoughtfully designed to provide excellent storage and workspace, alongside a convenient cloakroom/WC. Internal access to the garage, which also houses the property's utilities, enhances both practicality and everyday convenience. Every element of this level is presented in pristine condition, creating a welcoming and effortlessly stylish introduction to the home.

On the first floor, a bright and spacious living room offers an inviting space to relax or entertain, filled with natural light and complemented by immaculate finishes. This level also features a double bedroom with an en suite shower room, providing comfort and privacy for guests or family. The second floor is dedicated to the main sleeping accommodation and continues the theme of high-quality presentation. The principal bedroom benefits from a modern en-suite shower room, while 2 further bedrooms complete the accommodation.

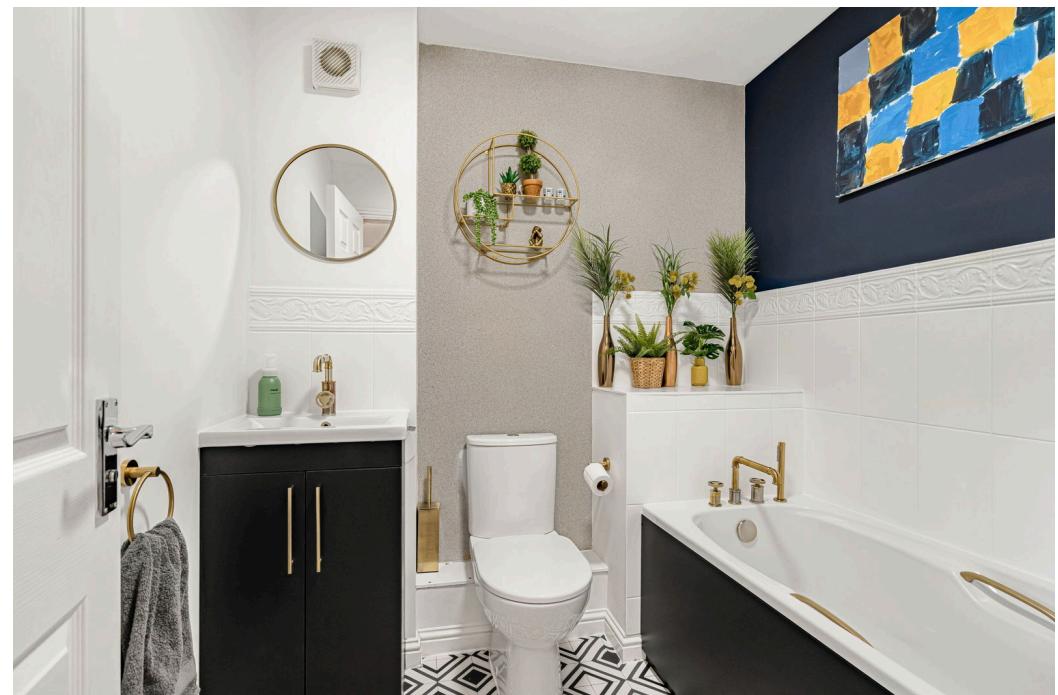
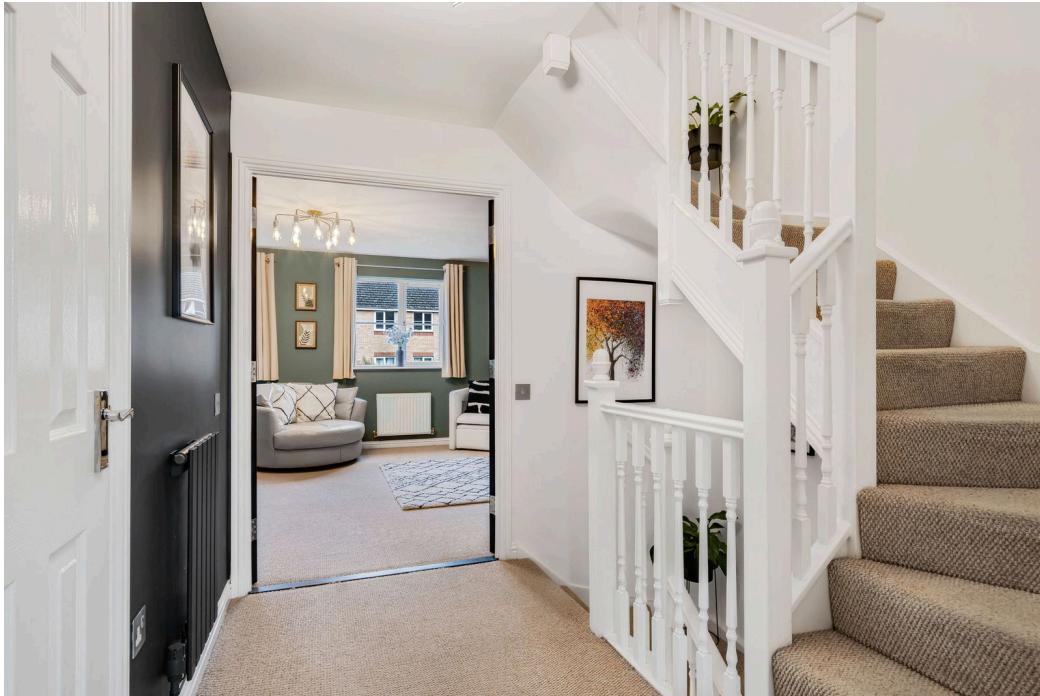
Externally, the property benefits from off-street parking for two vehicles and a private rear garden, providing an ideal space for outdoor enjoyment with a good degree of privacy. The outdoor areas are as well cared for as the interior, further enhancing the home's turnkey appeal.





Princes Gate is a quiet and well-regarded residential development, ideally positioned for both convenience and lifestyle. High Wycombe town centre is easily accessible, offering a wide range of shops, cafés, restaurants and leisure facilities, along with a mainline rail station providing direct services to London Marylebone. The area is well served by highly regarded schools and benefits from excellent road connections, with the M40 close by for access to London, Oxford and the wider motorway network. Nearby parks and countryside walks provide attractive green spaces, making this a highly desirable location for commuters, families and downsizers alike.

Offering immaculate, low-maintenance living in a peaceful yet well-connected location, this is an ideal home for families, professionals and commuters alike, combining premium presentation with practical design and excellent access to schools, transport links and local amenities.



Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order.

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# Approximate Gross Internal Area 1485 sq ft - 138 sq m (Including Garage)

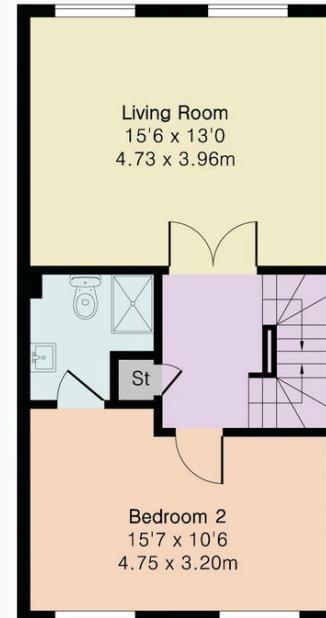
Ground Floor Area 535 sq ft - 50 sq m

First Floor Area 475 sq ft - 44 sq m

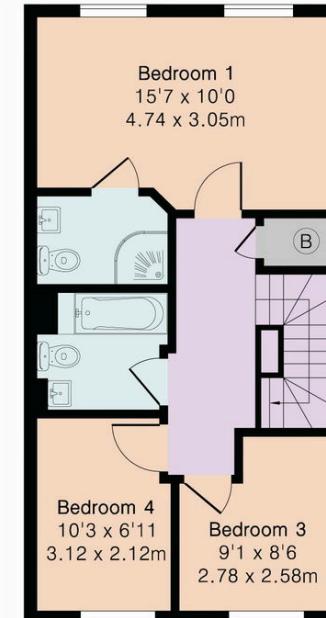
Second Floor Area 475 sq ft - 44 sq m



Ground Floor



First Floor



Second Floor



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.



Call 01628 876333 or email [hello@barrettmove.co.uk](mailto:hello@barrettmove.co.uk)

42 Marlow Bottom, Marlow, Bucks, SL7 3NB

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