



47 Tadros Court, High Wycombe, Buckinghamshire, HP13 7GF

Offered to the market with NO ONWARD CHAIN is this exceptionally spacious four bedroom townhouse arranged over three floors. Situated on the sought after Tadros Court development, built in 2007, the property benefits from TWO ALLOCATED PARKING SPACES and is ideally positioned just 0.5 miles from High Wycombe's mainline railway station, approximately a 10-12 minute walk away. High Wycombe provides frequent direct rail services to London Marylebone, with journey times of under 30 minutes, making it an excellent choice for commuters.

The well proportioned accommodation comprises an entrance hall, guest cloakroom, a generous kitchen/breakfast room with patio doors opening onto the enclosed rear garden, and a versatile fourth bedroom on the ground floor. The first floor features an impressive 19'9" x 16'6" lounge/dining room with a balcony, a recently refitted shower room, and a substantial double bedroom measuring 19'11" x 12'3". The second floor offers two further generous double bedrooms, including the principal bedroom with an en-suite shower room.

Additional benefits include two allocated parking spaces, gas central heating, UPVC double glazing, and an enclosed rear garden. Offering generous living space in a highly convenient location close to the town centre, railway station and local amenities, this is an ideal family home or investment opportunity.



SPACIOUS TOWN HOUSE (1,629 SQ.FT)

FOUR DOUBLE BEDROOMS

TWO ALLOCATED PARKING BAYS

EN-SUITE SHOWER ROOM

GUEST CLOAKROOM

RECENTLY INSTALLED SHOWER ROOM

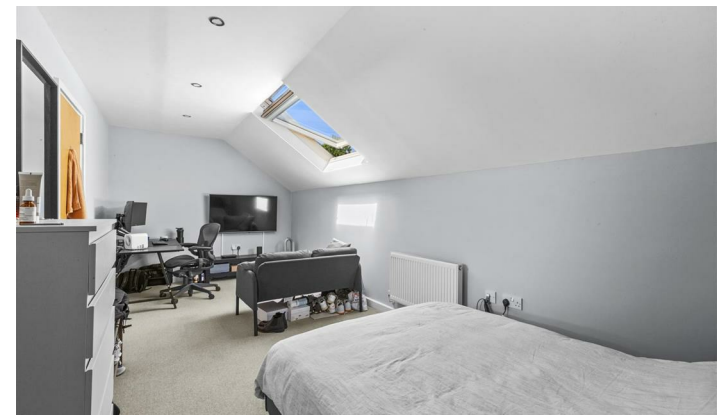
LOUNGE/DINER WITH BALCONY

ENCLOSED REAR GARDEN

COUNCIL TAX BAND: D

EPC RATING: C

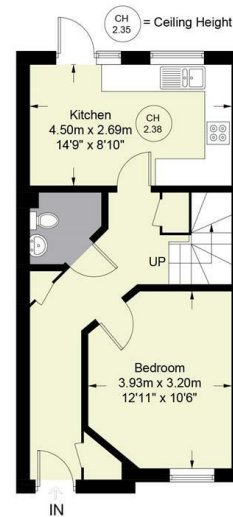




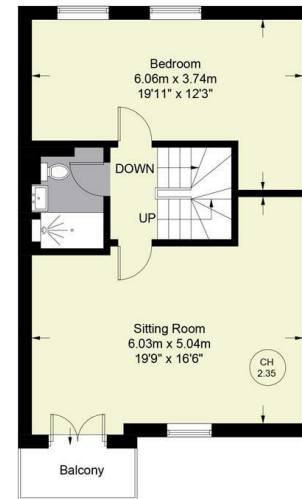


Tadros Court

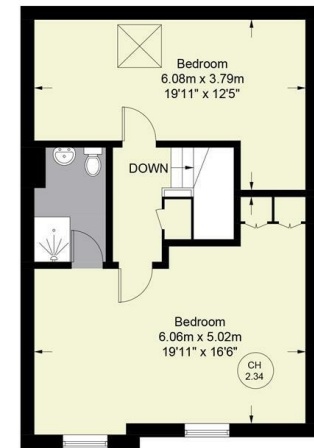
Approximate Gross Internal Area
 Ground Floor = 444 sq ft / 41.3 sq m
 First Floor = 593 sq ft / 55.1 sq m
 Second Floor = 592 sq ft / 55.0 sq m
 Total = 1629 sq ft / 151.4 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor Plan produced for Hursts by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hursts
 Estate Agents

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