



25 South Drive

High Wycombe

- A Detached Bungalow With Extension Potential
- 24' Lounge/Diner, Modern Kitchen
- Two Bedrooms, Bathroom With Separate Shower
- Gas Central Heating, Double Glazing
- Driveway And Garage
- Large, Landscaped, Completely Secluded Rear Garden
- Recent Purpose-Built Fully Insulated Garden Office, With Decking, Lighting, Power & Network Cabling To House
- Quiet Cul-De-Sac Location Within 'The Drives'
- Easy Reach Of Local And Town Centre Amenities

Situated in a popular residential location known locally as 'The Drives' with a variety of local shops close by as well as schooling and recreational facilities and located just one mile from the town centre and railway station. The town provides a multitude of shopping & entertainment facilities as well as a selection of bars and restaurants. The mainline railway station has fast connecting trains to London, Marylebone.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



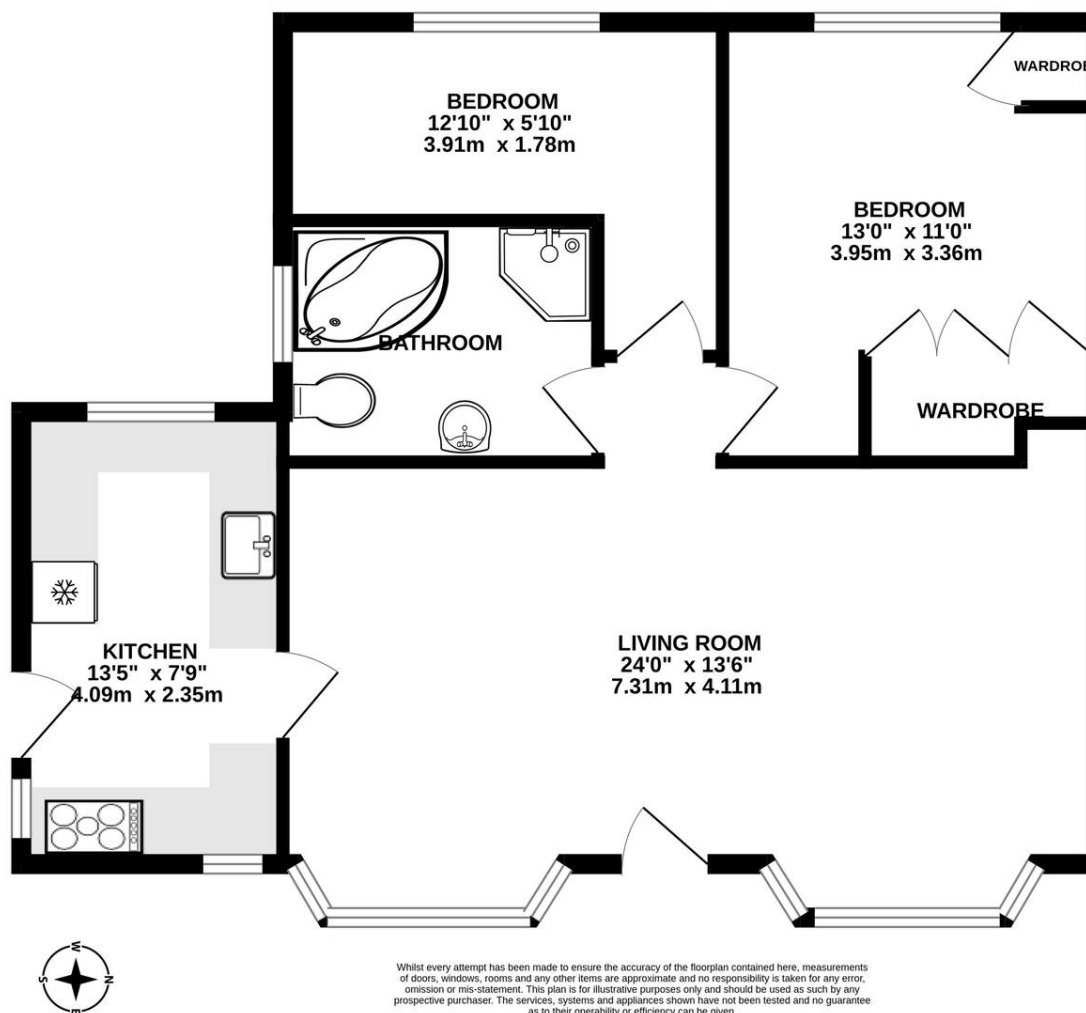
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This well-presented two bedroom detached bungalow is situated in a quiet cul-de-sac within this popular area known as 'The Drives', offering both comfort and extension potential (subject to planning permission). The spacious 24-foot lounge/diner provides a versatile living and entertaining area, complemented by a modern kitchen featuring contemporary fittings and ample storage. There are two bedrooms, while the bathroom is equipped with a separate shower for added convenience. Additional benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Practical features such as a driveway and garage provide secure parking and additional storage solutions. The property has a large, secluded, multi-level landscaped garden, providing complete privacy. There is a recently-built garden office, which benefits from a large decking, full insulation, lighting, power and network cabling to the house. The property is ideally located within easy reach of local amenities and the town centre, making it perfect for those seeking a peaceful yet convenient lifestyle.



GROUND FLOOR



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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