



74 Bowerdean Road

High Wycombe, High Wycombe

- A Well Presented Two Bedroom Semi Detached House
- Gas Central Heating To Radiators And Double Glazed Windows
- Large Modern Refitted Kitchen/Breakfast Room
- Refitted Ground Floor Cloakroom
- Two First Floor Double Bedrooms
- Modern Refitted First Floor Shower Room With Multi Functional Walk In Shower
- Walking Distance Of Town & Railway Station
- Delightful Enclosed Rear Garden And Driveway Parking For Two Cars
- No Upper Chain, We Hold Keys For Early Viewing

Less than 1 mile north east of town. Local shops are close to hand as are buses to High Wycombe centre which provides comprehensive shopping facilities and 25-minute London trains as well as direct connections to Oxford and Birmingham. The Royal Grammar School is within easy reach and M40 motorway access to junctions 3 and 4 are a 10-minute drive.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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This well presented two bedroom semi detached house offers a superb opportunity for buyers seeking a stylish and conveniently located home, with the added benefit of no upper chain and keys held for early viewing. The property features gas central heating to radiators and double glazed windows throughout, ensuring comfort and energy efficiency. Upon entering, you are welcomed by a spacious hallway leading to a refitted ground floor cloakroom (ideal for guests and day-to-day convenience). The large modern kitchen/breakfast room has been thoughtfully refitted to provide ample workspace and storage, making it perfect for both every-day living and entertaining. The generous living accommodation continues upstairs, where two first floor double bedrooms offer comfortable and versatile spaces for relaxation or home working. The modern refitted first floor shower room is fitted with a multi functional walk in shower, adding a touch of luxury and practicality to the home. Located within walking distance of the town centre and railway station, this property is ideal for commuters and those who appreciate easy access to local amenities. Additional features include a delightful enclosed rear garden and driveway parking for two cars (providing secure and convenient off street parking). This property represents an excellent opportunity for first time buyers, downsizers or investors looking for a well maintained and move in ready home in a sought after location. Early viewing is highly recommended to fully appreciate the quality and features of this attractive semi detached house.



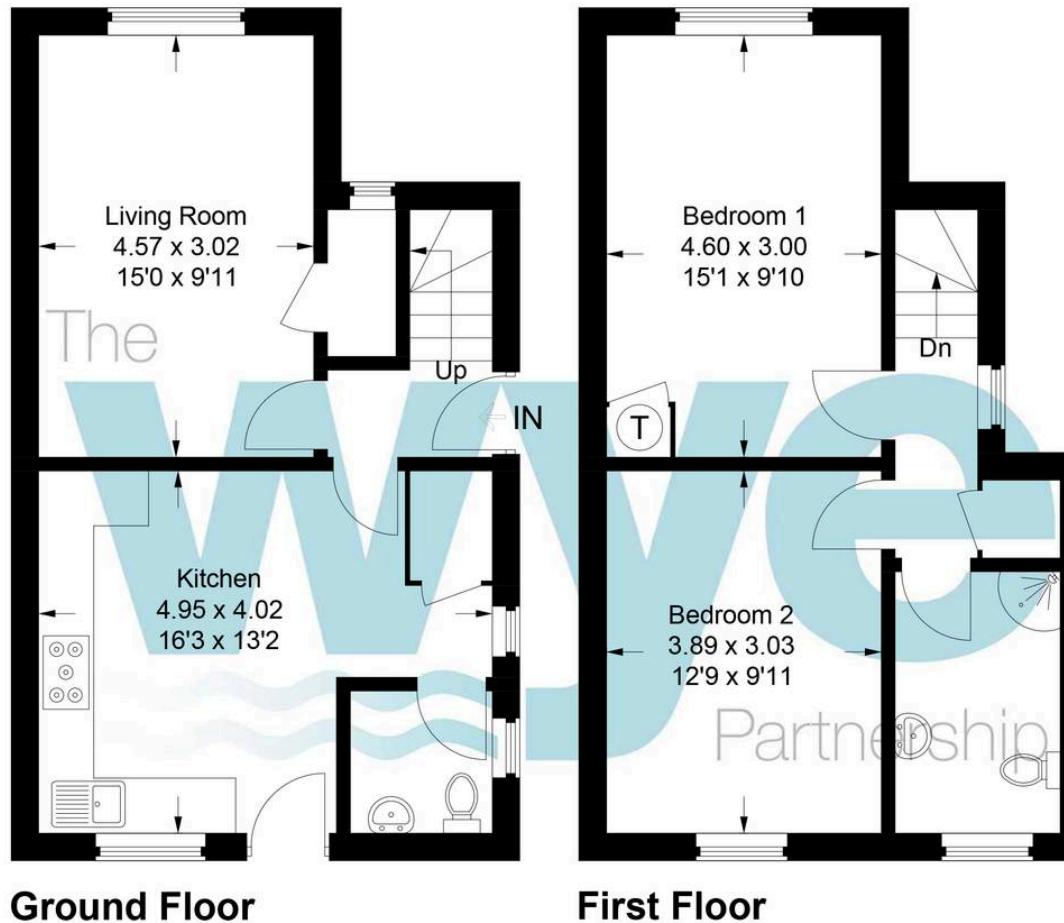
74 Bowerdean Road, High Wycombe, HP13 6AZ, Bucks

Approximate Gross Internal Area

Ground Floor = 39.6 sq m / 426 sq ft

First Floor = 36.7 sq m / 395 sq ft

Total = 76.3 sq m / 821 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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