



10 Malmers Well Road, High Wycombe, HP13 6PD
£495,000

10 Malmers Well Road

High Wycombe

- A Deceptively Spacious And Well Kept End Town House
- Quiet Sought After Cul-De-Sac Location
- Sitting Room, Kitchen/Dining Room, Utility
- Four Bedrooms, Bathroom And Shower Room
- Gas Fired Central Heating, Double Glazing
- Garage With Space In Front For Two Vehicles Plus Driveway Parking
- Well Kept Rear Gardens
- Ideally Located Within A few Minutes Walk Of Town Centre And Station

The property is situated within a short walk of the town centre offering a vast array of shopping facilities, leisure and hospitality venues including the Wycombe Swan Theatre. For outdoor enthusiasts, the surrounding countryside is within easy reach, the Rye Park is a short stroll away boasting its own lakeside Cafe, Gym and heated swimming pool. Commuter links are excellent. The mainline station is a 4-minute walk and provides a direct service into London, Birmingham & Oxford. The M40 is easily accessed at Junctions 3 and 4 with the A404 providing a swift link to the M4. A nearby coach terminus offers convenient connections to London airports & other major destinations

Council Tax band: D

Tenure: Freehold

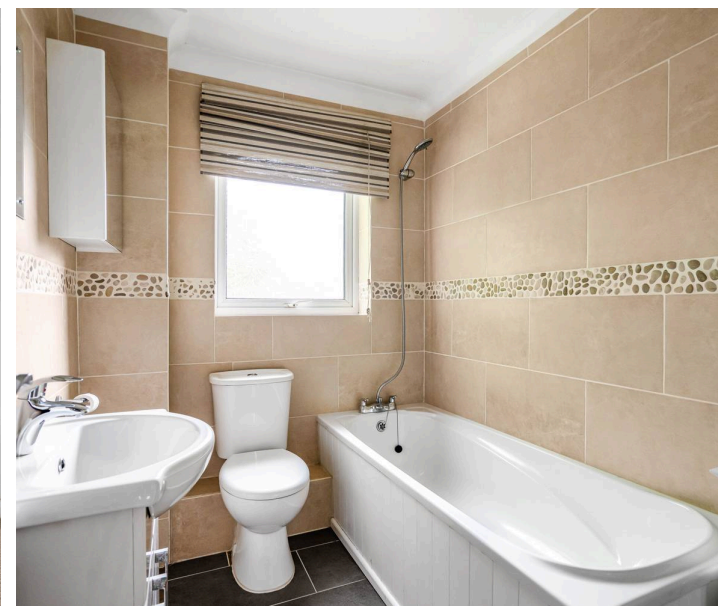
EPC Energy Efficiency Rating: C



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This deceptively spacious and well maintained end town house is situated in a quiet and highly sought after cul-de-sac, just a few minutes' walk from the town centre and mainline station. The property offers versatile accommodation arranged over three floors. On the ground floor an open plan design gives flexibility and is currently used as an annexe with living/dining room with double doors open to the rear garden, utility and shower room. To the first floor a welcoming sitting room and kitchen/dining room. There are three further bedrooms to the second floor complemented by the family bathroom. Features such as gas fired central heating and double glazing ensure comfort and efficiency throughout the year. To the outside the property further benefits from a detached garage with space in front for two vehicles plus driveway parking. The rear garden is well established enjoying a high degree of privacy and has been landscaped with a large patio that extends to lawn and variety of shrubs and plants. Presented in excellent decorative order, this home combines practical features with a convenient location, offering easy access to local amenities, schools, and transport links. Early viewing is highly recommended to appreciate the generous proportions and desirable setting of this impressive town house.



**Approximate Gross Internal Area 1310 sq ft - 123 sq m
(Excluding Garage)**

Ground Floor Area 502 sq ft – 47 sq m

First Floor Area 404 sq ft – 38 sq m

Second Floor Area 404 sq ft – 38 sq m

Garage Area 294 sq ft – 27 sq m



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.

The Wye Partnership High Wycombe

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