



83 Telford Way

High Wycombe

- Well Presented Semi-Detached House
- Cul-De-Sac Location Enjoying Valley Views
- Living/Dining Room, Modern Kitchen
- Three Bedroom, Family Bathroom
- Gas Fired Central Heating, Double Glazing, Off Road Parking
- Good Size Landscaped Rear Garden
- Garden Studio Annex With Shower Room
- Easy Reach Of Amenities, Popular Schooling And Hughenden Park

Telford Way is situated less than a mile from High Wycombe town centre and railway station which presents a wide range of shopping, leisure, hospitality and travel facilities including a mainline rail link to London & Birmingham. There are a wide range of supermarkets all within easy reach and, avoiding the town centre, there are smaller community shops available for day-to-day needs. Hughenden Park and Downley Common are all easily accessible and provide lovely open space and country walks.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



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This well presented three bedroom semi-detached house is situated in a peaceful cul-de-sac location, enjoying attractive valley views and offering convenient access to local amenities, popular schooling, and Hughenden Park. The property features a spacious living and dining room, complemented by a modern kitchen that provides ample storage and workspace. Upstairs, there are three comfortable bedrooms and a family bathroom, all finished to a good standard. The home benefits from gas fired central heating and double glazing throughout. Additional features include off road parking for multiple vehicles. A standout feature is the garden studio annex, which offers a flexible living area and a separate shower room (ideal for guests, home working, or hobbies). This versatile space enhances the overall appeal and functionality of the property. The house is located within easy reach of a range of amenities, including shops, cafes, and leisure facilities, as well as highly regarded schools.

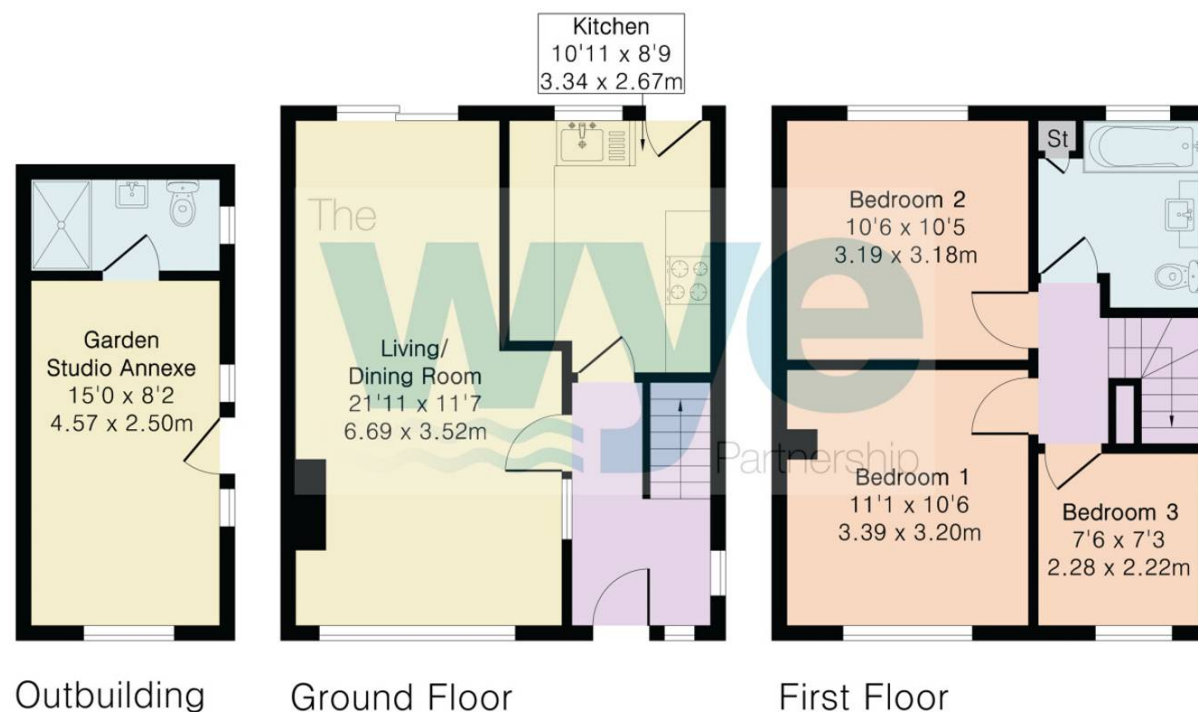


**Approximate Gross Internal Area 792 sq ft - 74 sq m
(Excluding Outbuilding)**

Ground Floor Area 396 sq ft – 37 sq m

First Floor Area 396 sq ft – 37 sq m

Outbuilding Area 159 sq ft – 15 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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