



45 Orchid Drive, High Wycombe, Bucks, HP10 9GH

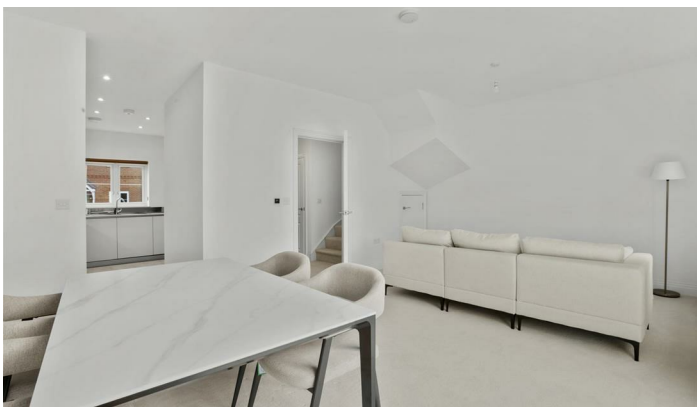
AVAILABLE NOW

Offered to the market on a PARTIALLY FURNISHED basis is this three bedroom-detached home, built in 2025 by Berkeley Homes and is situated within the sought-after Abbey Barn Park development. Finished to an excellent standard throughout, the property benefits from brand-new appliances and well-designed accommodation ideal for modern family life. The accommodation comprises; welcoming entrance hallway, sleek newly fitted kitchen, spacious open-plan dining/sitting room with access to the rear garden, and a convenient downstairs WC. Further benefits include; three generous double bedrooms with the principal bedroom featuring fitted wardrobes and an added modern en-suite shower room, contemporary family bathroom, private rear garden, driveway parking for two cars, uPVC double glazing, gas central heating, and an EPC with a rating A.

HOLDING FEE: £692.30
DEPOSIT REQUIRED: £3,461.53

AVAILABLE NOW
PARTIALLY-FURNISHED
THREE DOUBLE BEDROOMS
DETACHED
DRIVEWAY PARKING FOR TWO CARS
CLOSE TO M40
NEW BUILD
UPVC DOUBLE GLAZING
EPC RATING A







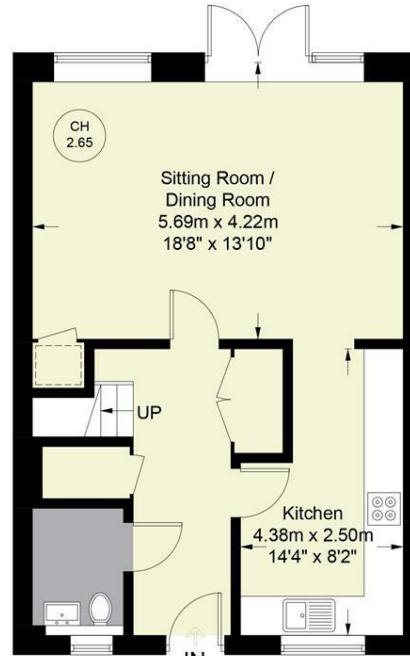
Orchid Drive

Approximate Gross Internal Area
 Ground Floor = 531 sq ft / 49.3 sq m
 First Floor = 521 sq ft / 48.4 sq m
 Garage = 203 sq ft / 18.9 sq m
 Total = 1255 sq ft / 116.6 sq m

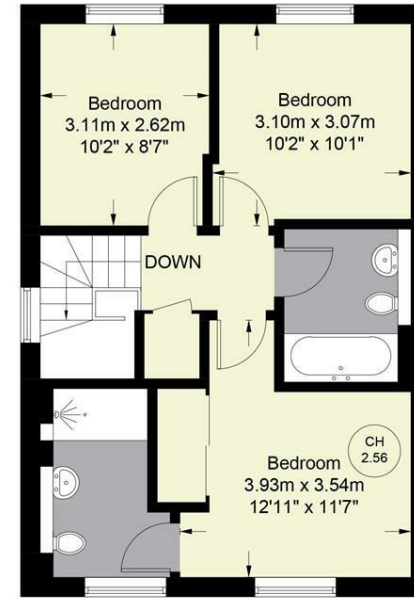


CH 2.65 = Ceiling Height

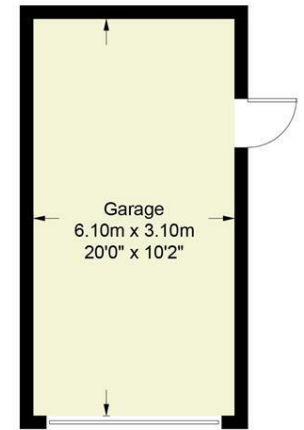
= Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



FIRST FLOOR



(Not Shown In Actual Location / Orientation)

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.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

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