



23 Greaves Road, High Wycombe, HP13 7JU

Offers Over £400,000



# 23 Greaves Road

High Wycombe, High Wycombe

- A Beautifully Presented Semi-Detached House
- Quiet Cul-De-Sac Location Close To Town Centre Amenities And Train Station
- Good Size Living Room With Built-In Media Wall
- Modern Kitchen, Refitted Ground Floor Shower Room
- Three Bedrooms With Range Of Built In Wardrobes
- Gas Central Heating, Double Glazing
- Tiered Landscaped Rear Garden
- Viewing Highly Recommended

Greaves Road lies about 1 miles East of High Wycombe town centre and is within walking distance of local shops, school etc. Buses are a short walk serving the town, which provides 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. The Rye park is little more than half a mile away with heated open air swimming pool and Gym. Two M40 junctions are less than ten minutes drive.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





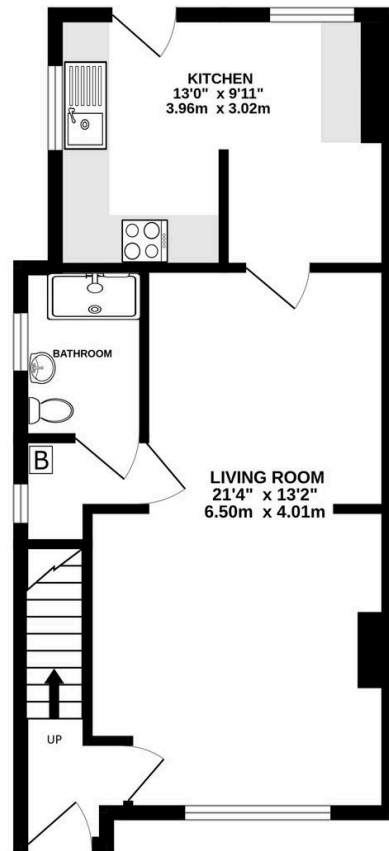
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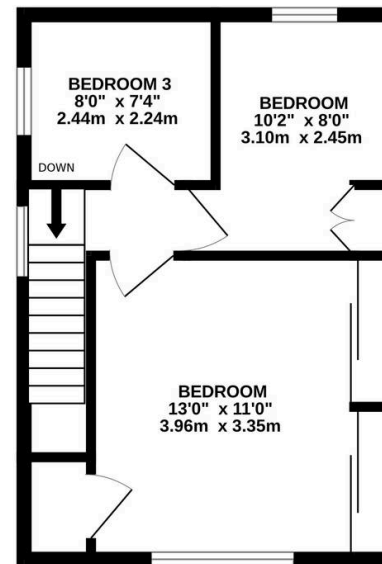
This beautifully presented three bedroom semi-detached house is situated in a quiet cul-de-sac, conveniently close to town centre amenities and the train station. The property offers a good size living room with a stylish built-in media wall, providing a contemporary space for relaxation and entertaining. The modern kitchen is well equipped, complemented by a refitted ground floor shower room for added convenience. Upstairs, there are three bedrooms, with the master bedroom fitted with a range of wall length built-in wardrobes, offering ample storage solutions. The home benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Finished to a high standard, this property is ideal for families or professionals seeking a well-appointed home in a desirable location. Viewing is highly recommended to fully appreciate the quality and space on offer.



GROUND FLOOR



1ST 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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# The Wye Partnership High Wycombe

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