



22 Princes Gate, High Wycombe, HP13 7AD  
£495,000

# 22 Princes Gate

High Wycombe, High Wycombe

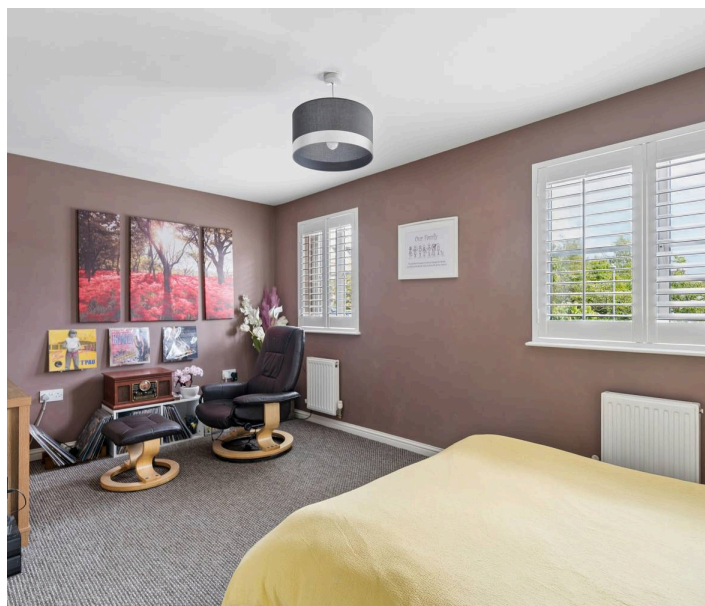
- A Well Proportioned Well Presented Four Bedroom Town House In Highly Sought After Residential Area
- Gas Central Heating To Radiators And Double Glazed Windows & Doors
- Two Ensuite Bedrooms, Family Bathroom And Cloakroom
- Large Fitted Kitchen/Breakfast Room With Central Island, Doors To Rear Garden
- Garage Conversion To Provide Home Office Plus Additional Storage
- Over 140 Sqm Of Accommodation Set Over Three Floors
- Walking Distance To Town Centre, Railway Station And 50 Acres Of The Rye Park/Woodland
- Off Road Driveway Parking To Front
- Attractive Enclosed West Facing Rear Garden
- Early Viewing Advised Of This Delightful Family Home In An Envious Location

Just under a mile East of the town, part of a popular development with open green space and childrens play areas, is an approximate 15-minute walk from 25-minute London Marylebone trains. Local shops are a short walk away as are buses to the centre. Frequent Heathrow buses operate along the A40 London Road, an easy walk, as is the 50 acre Rye Park with boating lake, sports fields and woodland walks. Two M40 junctions are 5-6 minute drive

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



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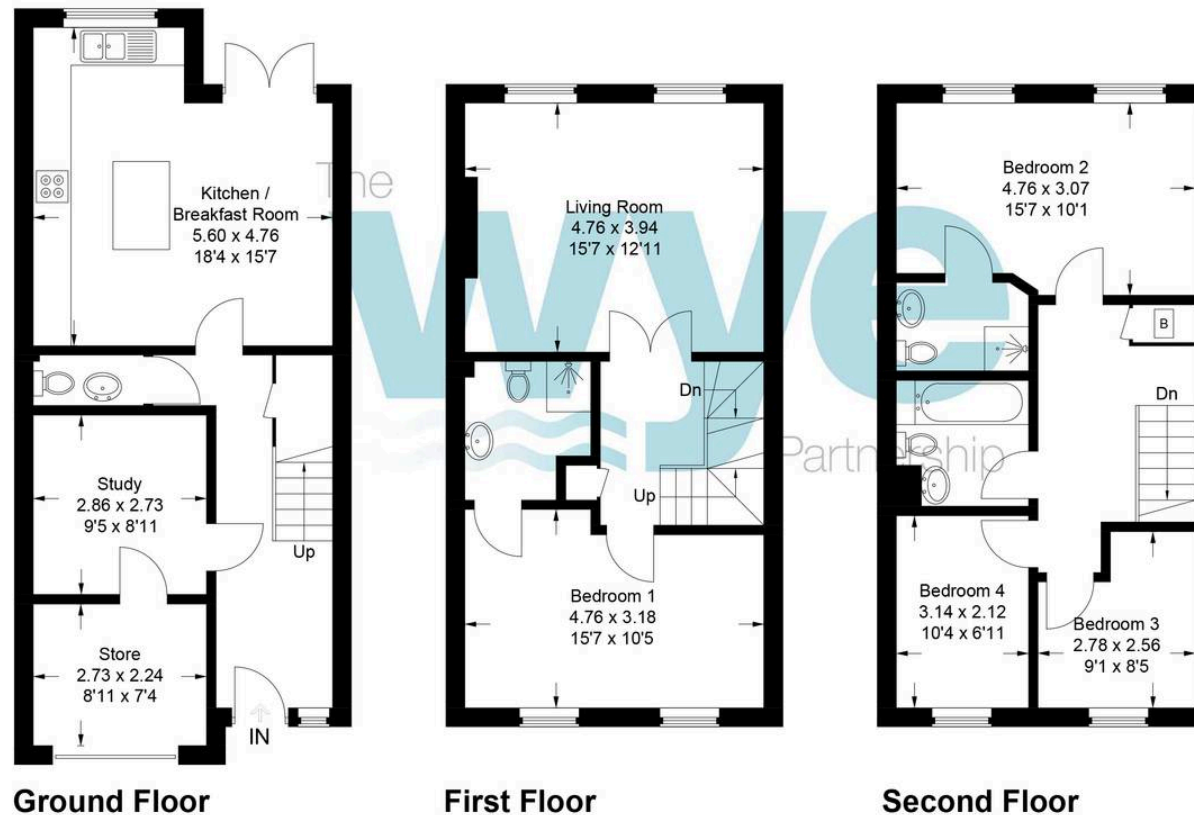
High Wycombe, High Wycombe

This well proportioned and well presented four bedroom town house is situated in a highly sought after residential area, and offers over 140 square metres of accommodation set across three floors. The property benefits from gas central heating to radiators and double glazed windows and doors throughout, ensuring comfort and energy efficiency. The spacious layout includes a large fitted kitchen and breakfast room with a central island, ideal for family gatherings and entertaining, with convenient access to the rear garden. A light and bright first floor lounge has front facing views. There are two ensuite double bedrooms plus two additional bedrooms, a modern family bathroom and a downstairs cloakroom, providing ample facilities for a growing family or visiting guests. The garage has been thoughtfully converted to create a versatile home office plus additional storage space (perfect for remote working or hobbies). Off road driveway parking is available to the front of the property. Located within walking distance of the town centre, railway station and the expansive 50 acres of Rye Park and woodland, this delightful family home combines practicality with an enviable location. Early viewing is strongly advised to fully appreciate the quality, versatility and convenience that this exceptional property has to offer.



## 22 Princes Gate

Approximate Gross Internal Area  
Ground Floor = 50.4 sq m / 543 sq ft  
First Floor = 45.6 sq m / 491 sq ft  
Second Floor = 45.6 sq m / 491 sq ft  
Total = 141.6 sq m / 1,525 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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## The Wye Partnership High Wycombe

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