



**Windrush Court, High Wycombe, Buckinghamshire, HP13 7UL**

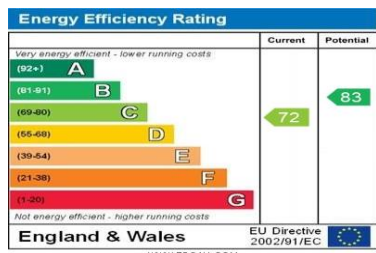
*We are delighted to offer for sale this immaculate four-bedroom detached house situated in a quiet no through road on the favoured East Side of High Wycombe town centre.*

Immaculate Detached House | Gas Central Heating To Radiators | Porch | Entrance Hall | Three Reception Rooms | Modern Fitted Kitchen | Ground Floor Cloakroom | Four Bedrooms | Two Bathrooms | Double Glazed Windows | garage | Additional Driveway Parking | Immaculate Condition Throughout | Located At The End Of A Quiet No Through Road | Modern Fittings Throughout | Must be Seen Internally To Be Appreciated |

We are delighted to offer for sale this immaculate four-bedroom detached house situated in a quiet no through road on the favoured East Side of High Wycombe town centre. The property offers substantial accommodation heated by gas central heating to radiators and with double glazed windows and includes three reception rooms, a modern fitted kitchen with separate utility room, ground floor cloakroom and four bedrooms and two bathrooms on the first floor. Externally there is a garage plus additional driveway parking and delightful west facing enclosed rear gardens. A most delightful family home in a quiet location that must be viewed internally to be appreciated.

**Price... £565,000**

*Freehold*



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## LOCATION

Little more than 1.5 miles North East of High Wycombe centre in an accessible residential area.... Local facilities are closeby and buses into the town pass the door, from where there are 25-minute London Marylebone trains.... The large Kingsmead and Rye parks are a 5-minute drive and the 185-acre Kings Woods are a few minutes' walk.... Two M40 junctions are less than ten minutes' drive.



## DIRECTIONS

From High Wycombe town centre proceed out along the A40 London Road. At the second mini roundabout take the second exit and ascend Hatters Lane. At the brow of the hill turn right into Windrush Drive and immediately left into Windrush Court, where the property can be found towards the end of the cul-de-sac on the left-hand side.



## ADDITIONAL INFORMATION

### COUNCIL TAX

Band F

### EPC RATING

C

### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

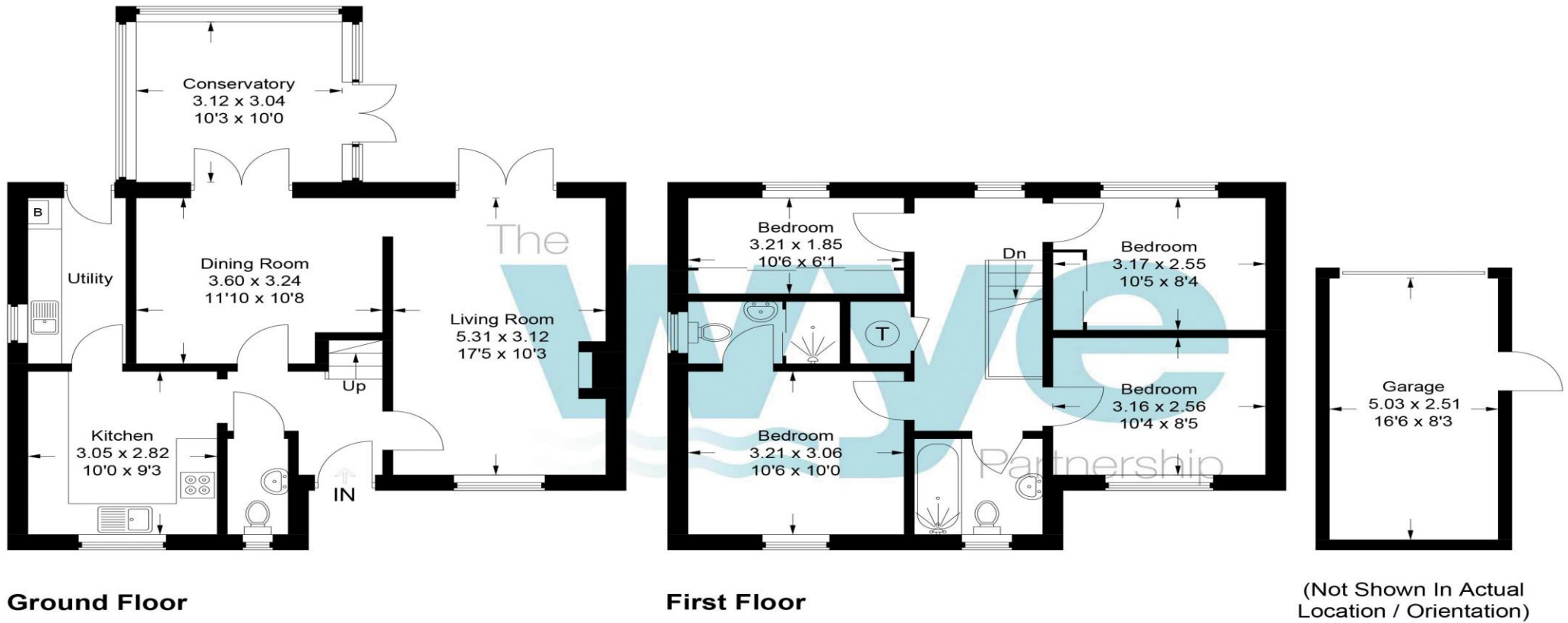


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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*

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**55 Windrush Court**  
 Approximate Gross Internal Area  
 Ground Floor = 61.2 sq m / 659 sq ft  
 First Floor = 51.8 sq m / 557 sq ft  
 Garage = 12.6 sq m / 136 sq ft  
 Total = 125.6 sq m / 1,352 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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