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45 Terryfield Road | | High Wycombe | HP13 7RY

Asking Price Of | £385,000

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## Property Features

- Bay Fronted Semi Detached Home
- 3 Good Sized Bedrooms
- 3 Reception Rooms
- Kitchen and Utility Room
- Newly Fitted Bathroom
- Garage and Driveway Parking
- Patio and Gardens to the rear
- Double Glazing
- Gas Radiator Heating
- EPC: D

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## Full Description

A bay fronted semi detached family home offering Full Vacant Possession. This property has been extended over recent years and now offers flexible family accommodation.

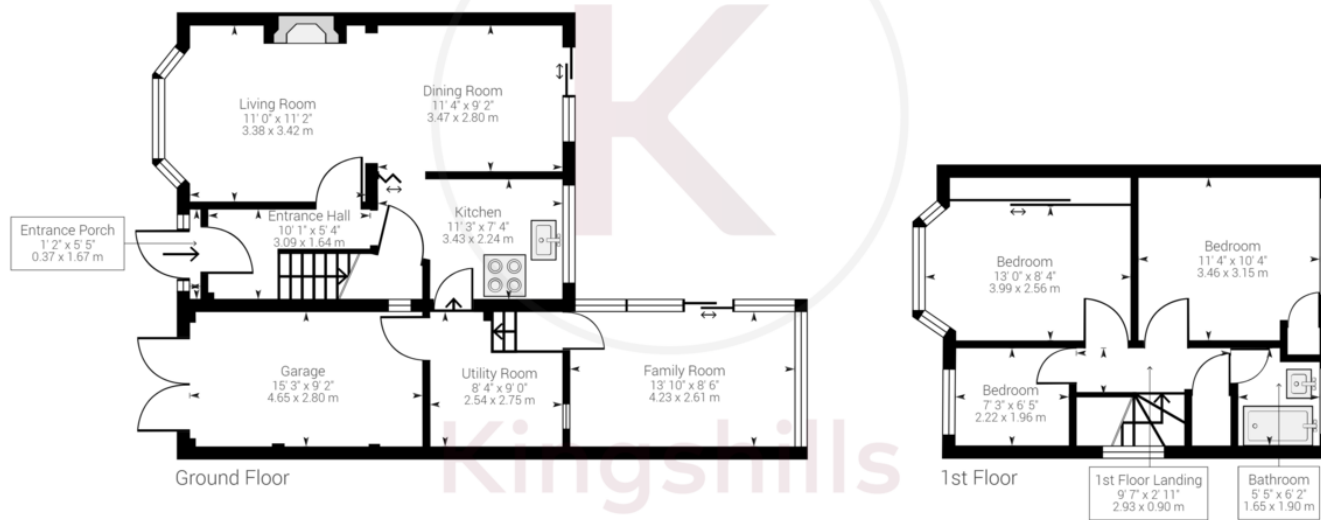
Entrance Porch, Entrance Hall, Living Room, Dining Room, Utility Room, Family Room, 3 Bedrooms to the first floor and newly fitted Bathroom, Garage and Driveway parking to the front and gardens to the rear.

### Location

In contrast to all the tradition and tranquillity of the villages surrounding it, High Wycombe town centre has its eyes fixed firmly on the future. Currently in the midst of a massive updating project including expansion of the bustling Eden shopping centre, a brand new leisure centre along with a huge range of busy restaurants and bars, the town is fast becoming the place to live for everyone from first time buyers to seasoned commuters alike. Placed at Junction 4 of the M40 and having a train station in the centre offering a 24 minute commute to London Marylebone, High Wycombe is an ideal location to commute from. With a range of fantastic primary as well as renowned grammar and private schools, education is one of the main reasons people move to High Wycombe and stay there.







# Kingshills Sales & Lettings

Approximate net internal area: 986.76 ft<sup>2</sup> (1126.26 ft<sup>2</sup>) / 91.67 m<sup>2</sup> (104.63 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements