

Hurst Estate Agents

6 Rye Gardens, High Wycombe, Buckinghamshire, HP13 6AH

£545,000



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Offered to the market with a complete onward chain, this bright and spacious four bedroom townhouse, built in 2016, offers approximately 1,280 sq ft of well presented accommodation and is maintained in immaculate condition throughout.

The ground floor comprises a spacious sitting room with air conditioning, a modern fitted kitchen and guest cloakroom. The first floor provides two well proportioned bedrooms and a newly fitted family bathroom, while the second floor offers a further two bedrooms and a modern shower room. All bedrooms benefit from built-in wardrobes, providing ample storage. Further benefits include gas central heating, UPVC double glazing and an electrically powered external shed.

Externally, the property enjoys two allocated parking spaces, together with an additional visitor parking bay. The property is freehold and falls within Council Tax Band D. Having been built in 2016, the property has been owned and exceptionally well maintained by the current owners for the past seven years.

The property is situated in a quiet residential street, within walking distance of High Wycombe town centre, Rye Park (with its gym and Lido), and the mainline railway station, which provides direct connections to London Marylebone in under 30 minutes. The area is also well placed for a number of highly regarded grammar and independent schools, including Wycombe High School, John Hampden Grammar School, The Royal Grammar School and Wycombe Preparatory School, making this an appealing location for families seeking access to excellent educational facilities.



COMPLETE ONWARD CHAIN

STUNNING FOUR BEDROOM TOWNHOUSE

WALKING DISTANCE OF TRAIN STATION

NEWLY BUILT IN 2016

GUEST CLOAKROOM

FITTED WARDROBES

NEWLY FITTED BATHROOM & SHOWER ROOM

OFF STREET PARKING FOR TWO CARS

ENCLOSED REAR GARDEN WITH SHED

IMMACULATE CONDITION THROUGHOUT

















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Rye Gardens

Approximate Gross Internal Area
Ground Floor = 464 sq ft / 43.1 sq m
First Floor = 408 sq ft / 37.9 sq m
Second Floor = 408 sq ft / 37.9 sq m
Total = 1280 sq ft / 118.9 sq m



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.

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