



20, Maybrook Gardens  
High Wycombe, Buckinghamshire,  
HP13 6PJ

Guide Price £425,000

**RB** REASTON BROWN



## A Three Bedroom Terraced House With Off Street Parking. Close To All Amenities And Benefiting From Great Transportation Links To Oxford and London. NO CHAIN

**20 Maybrook** is a three-bedroom end of terraced home, nestled on a private road, which presents an exciting opportunity for renovation. The house comprises a porch, an open plan living/dining room featuring a charming brick wall, with doors leading to the garden, and a fitted kitchen. The first-floor hosts two double bedrooms, a single bedroom, and a bathroom with WC. This arrangement offers convenience and potential for garden enhancements, promising sun-soaked afternoons, and tranquil moments. The garage, accessible from the garden, presents a unique feature that can be optimised further to enhance your daily routines. Conveniently situated from the mainline station (27 minutes to London) and easily accessible on foot, as well as the Eden Shopping Centre, library, and theatre. Within the catchment area of highly sought-after schools, including the prestigious Godstowe Private School and The Royal Grammar School.

Council Tax Band: D    EPC:D

### Situation

High Wycombe, located in Buckinghamshire, England, is a vibrant and historic town known for its picturesque surroundings and rich heritage. Nestled in the Chiltern Hills, it offers a perfect blend of natural beauty and urban convenience. The town boasts a charming town center with a mix of traditional and modern architecture, including the iconic Guildhall. High Wycombe has a strong cultural scene, with theaters like the Wycombe Swan and the Elgiva Theatre hosting a variety of performances. Shoppers can explore the Eden Shopping Centre, a bustling retail hub featuring a wide range of stores. The town is also known for its educational institutions, including Buckinghamshire New University and prestigious grammar schools. Its proximity to London, with excellent transport links via the M40 motorway and a mainline railway station 26 minutes on the fast train, makes it a desirable commuter town. Surrounded by lush greenery and offering a welcoming community spirit, High Wycombe is an attractive place to call home, offering the best of both worlds - a peaceful countryside setting and easy access to city amenities.

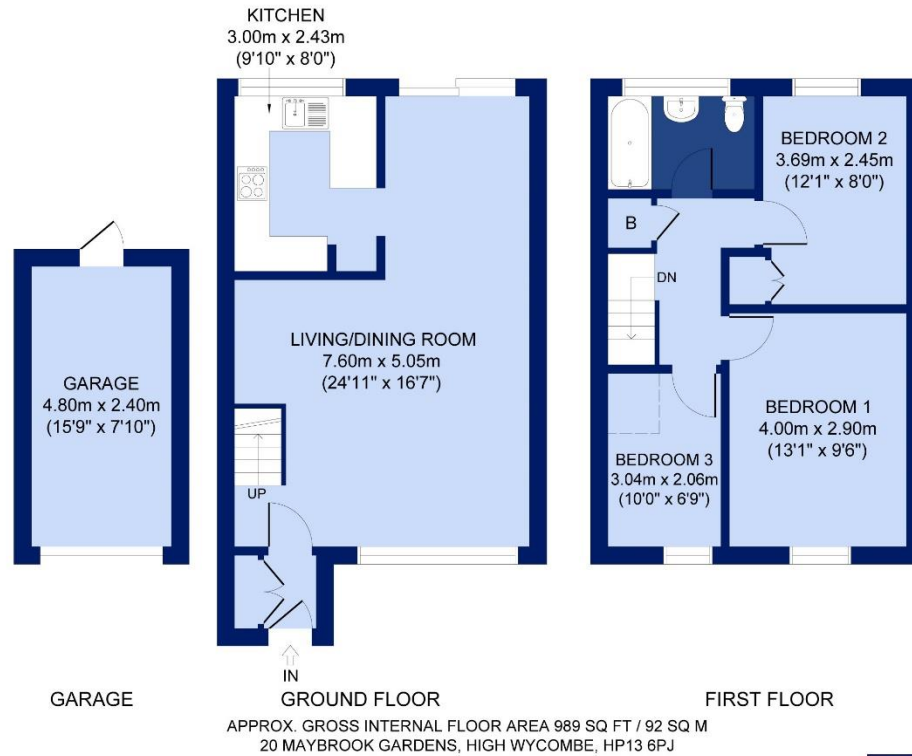
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

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