





# 14 Bowden Lane

High Wycombe, High Wycombe

- Delightful Mews Style Home In Riverside Setting
- Three Bedrooms, Re-Fitted Bathroom With Separate Shower
- Gas C/H, Double Glazing, Garage + Additional Parking, Gardens
- Living Room, Refitted Kitchen/Dining Room
- Close To 'The Rye', Town Centre Amenities And Station
- Beautifully Presented Throughout

Located in a sought-after position close to the 50-acre Rye Park and a short distance to Kingsmead playing fields. Just a mile level walk from the town centre and mainline railway station which has 30 minute trains to London Marylebone as well as direct links to Oxford and Birmingham. Junctions 3 & 4 of the M40 are both within a 5-10 minute drive. Town centre amenities include a selection of large supermarkets, department stores, restaurants, cinema and bowling alley. High Wycombe retail park is also within 5 minutes. There is an abundance of woodland walks in the the surrounding countryside  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





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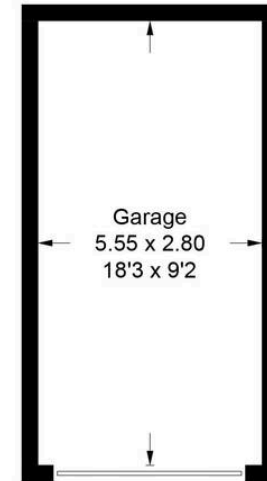
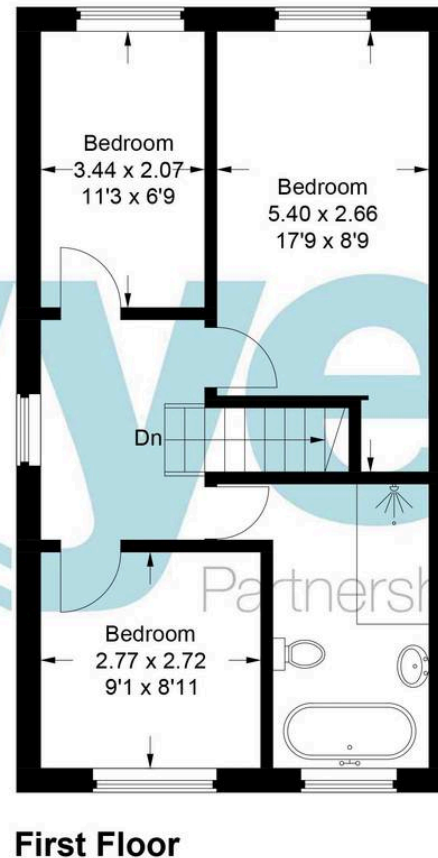
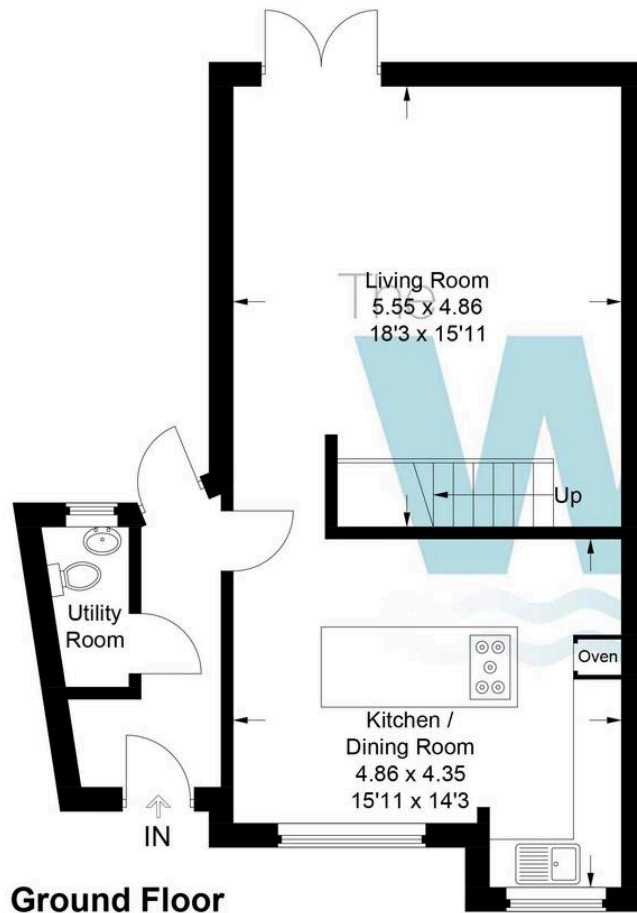
Situated in a peaceful setting, a mews style home which has been much improved by the current owners. There are just four properties that enjoy a lovely outlook across a stream to the front and a delightful rear garden. The entrance hall gives access to the rear garden, cloakroom/utility, and a stunning refitted open plan Kitchen/dining room with an island centrepiece. The living room overlooks the garden to the rear and has a staircase to three first floor bedrooms and a refitted bathroom suite with a separate shower cubicle. To the outside there is a garage in a block with additional resident parking with an open plan lawn to the front. The rear is again laid to lawn with patio areas and edged borders.





## 14 Bowden Lane

Approximate Gross Internal Area  
Ground Floor = 53.7 sq m / 578 sq ft  
First Floor = 44.6 sq m / 480 sq ft  
Garage = 15.5 sq m / 167 sq ft  
Total = 113.8 sq m / 1,225 sq ft



(Not Shown In Actual  
Location / Orientation)

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

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • [wylcombe@wyeres.co.uk](mailto:wylcombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

