



21 Birinus Close, High Wycombe, HP12 3LZ
£235,000

21 Birinus Close

High Wycombe, High Wycombe

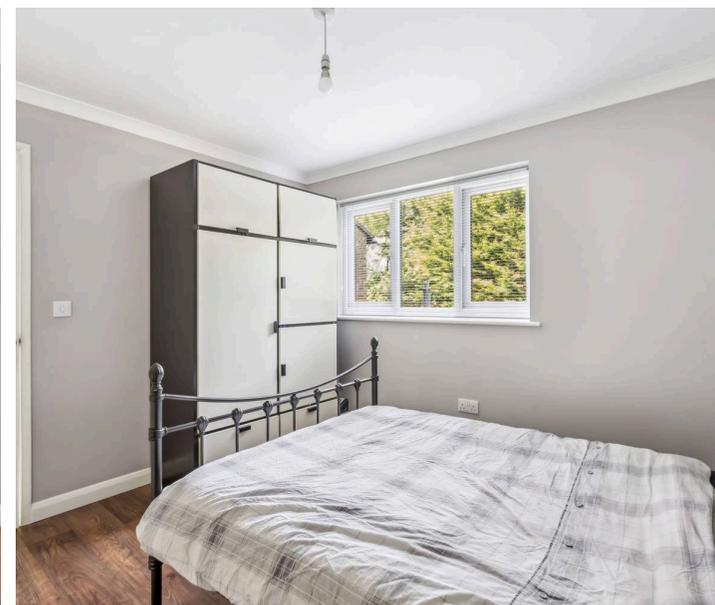
- Well Presented Ground Floor Maisonette
- Spacious Living Room, Re-Fitted Kitchen
- Two Bedrooms, Bathroom
- Double Glazing, Electric Heating, Communal Gardens
- Quiet Location Convenient To Local Amenities
- No Onward Chain

Birinus Close is situated within walking distance of local shops that cater for all day-to-day needs and close to large supermarkets. The town centre of High Wycombe is approximately 2 miles and is serviced by a regular bus service running close by. The town centre offers a vast array of shopping, leisure and hospitality venues as well as having a mainline rail link to London/Birmingham. Access to the M40, junction 4, is also close by

Council Tax band: C

Tenure: Leasehold - there is a 147 years remaining on the lease and there is a service charge of £300.00 per annum. We have been advised there is no ground rent charge.

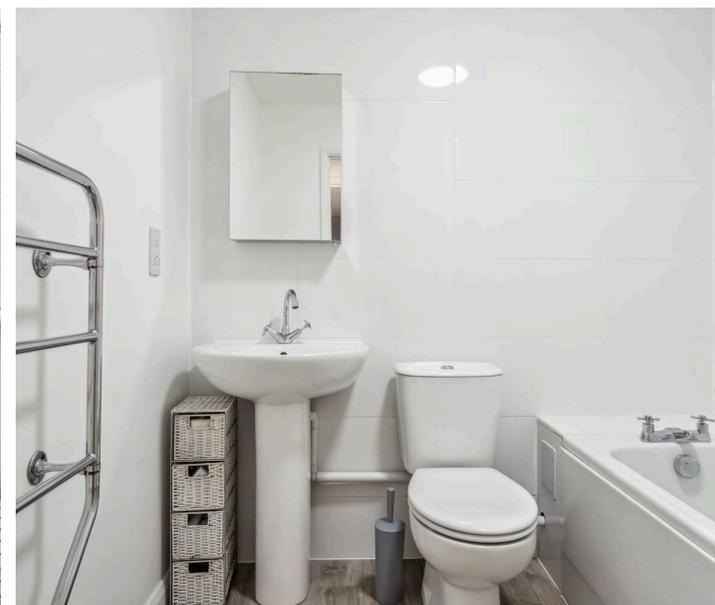
EPC Energy Efficiency Rating: C



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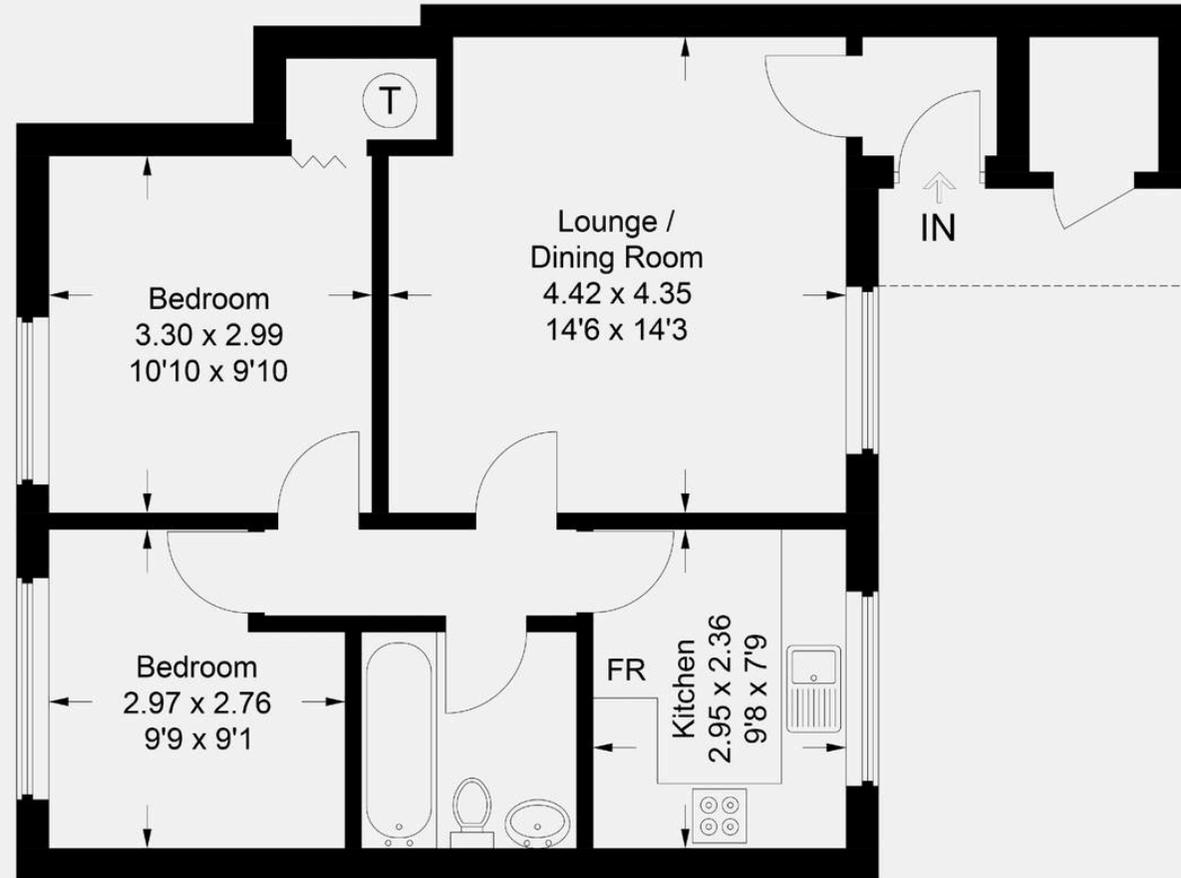
High Wycombe, High Wycombe

This well presented ground floor maisonette offers comfortable and contemporary living in a quiet and convenient location. The property features a spacious living room that provides an inviting setting for relaxation and entertaining. The re-fitted kitchen is modern and practical, ideal for those who enjoy cooking and hosting guests. There are two well proportioned bedrooms, both offering ample space for furnishings and storage. The bathroom is finished to a good standard, providing a clean and functional space. Additional benefits include double glazing throughout and electric heating, ensuring year round comfort and energy efficiency. The property is situated in a peaceful residential area that is within easy reach of local amenities, including shops, schools, and public transport links, making it ideal for professionals, couples, or small families. With no onward chain, this maisonette presents an excellent opportunity for first time buyers or investors seeking a straightforward purchase. This property combines practicality with style, and its ground floor position adds an extra layer of accessibility and convenience. Early viewing is recommended to fully appreciate the quality and value on offer in this attractive home.



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Approximate Gross Internal Area = 54.4 sq m / 585 sq ft
(Excluding External Cupboard)



Ground Floor

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 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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