



33 Elora Road

High Wycombe, High Wycombe

- An Attractive Semi-Detached House
- Well Presented Accommodation
- Living Room, Conservatory, Modern Kitchen
- Two Double Bedrooms, Bathroom
- Gas C/H, Double Glazing
- Garage + Driveway Parking, Landscaped Gardens

Located 1 mile to the north of the town centre in a quiet cul de sac location the property is close to local shops and schools. Close to a bus route to the town that can be easily accessed and provides a vast array of shopping, leisure and schooling facilities. The main line railway station is easily accessible and with a fast and frequent train service to London Marleybone will have you into London in under half an hour. Junction 3 and Junction 4 of the M40 motorway are a short drive
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

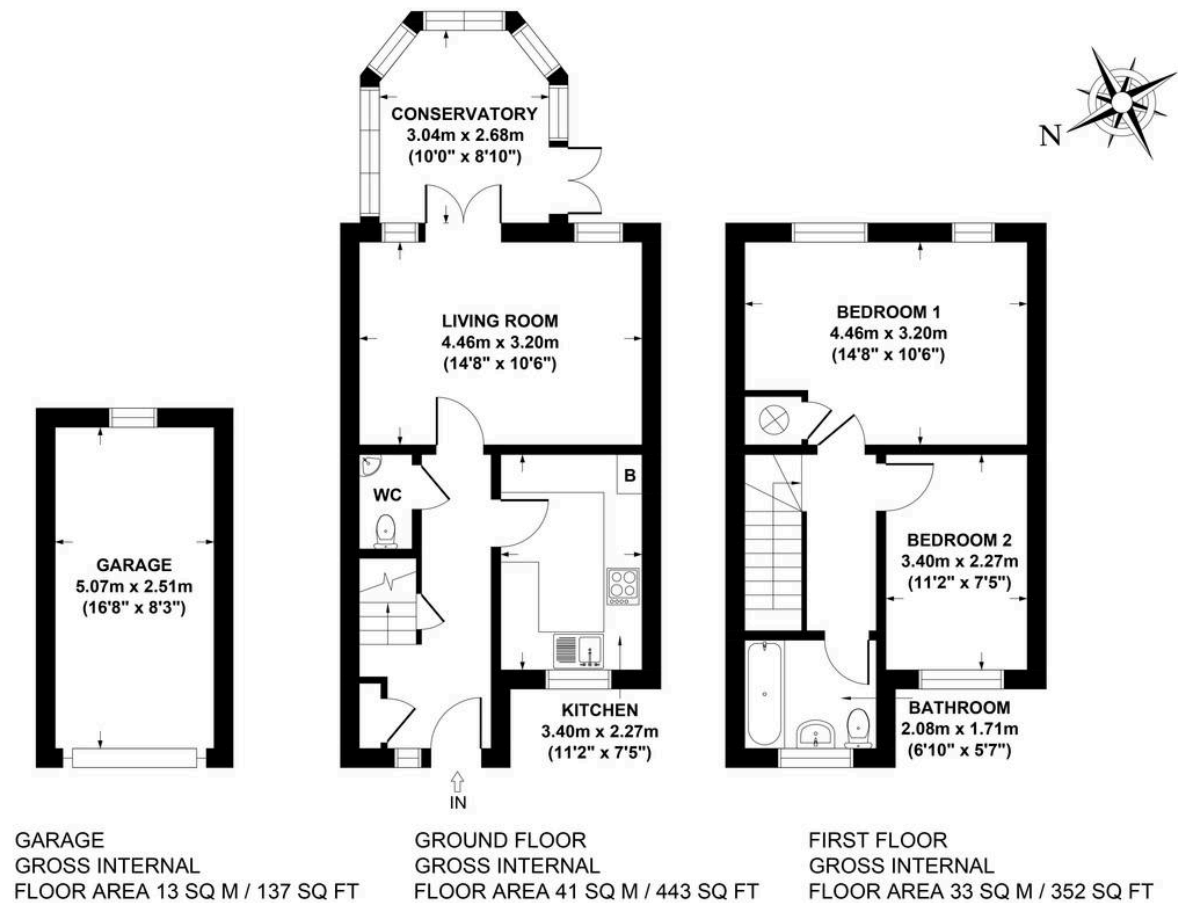


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High Wycombe, High Wycombe

A well presented semi-detached house in an elevated position with a beautifully kept landscaped rear garden. Situated within easy reach of the town centre to the north east side of the town in pleasant cul-de-sac. Accommodation as follows: From the entrance hall stairs rise to the first floor with access to the cloakroom, modern kitchen and living room which has double doors opening to lovely 'Hazlemere Windows' built conservatory with three quarter wall and double doors to the rear garden. To the first floor there are two good size bedrooms and modern white three piece bathroom suite with wall mounted fitted shower and screen. To the outside at the front there is a garage and driveway that provides additional off road parking. Gated side access leads to the rear garden. This has a paved terrace patio with dwarf walling with edged flower borders and a good size area of lawn.





ELORA ROAD, HIGH WYCOMBE, HP13 7LL
APPROX. GROSS INTERNAL FLOOR AREA 87 SQ M / 932 SQ FT
(INCLUDING GARAGE)
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership High Wycombe

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

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

