



137 Deeds Grove, High Wycombe

In Excess of **£439,950**

137 Deeds Grove

High Wycombe, High Wycombe

- A Well Presented Extended Three Bedroom Two Bathroom Semi Detached
- Gas Central Heating To Radiators And Double Glazed Windows
- Modern Refitted Open Plan Kitchen/Breakfast Room With Separate Utility Room
- Modern Refitted Bathrooms
- Lovely Rear Garden In Excess Of 100'
- Driveway Parking For Two Cars
- Popular Residential Area Close To Town
- No Upper Chain, We Hold Keys, Early Viewing Advised

Situated close to High Wycombe town centre as well as offering convenient access to the M40 motorway at J4. The town centre offers a vast array of shopping, leisure and entertainment facilities. Supermarkets are close by and the train station in the town centre is easily accessible. In catchment of highly regarded Grammar Schools, with a park within a short walk of the property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

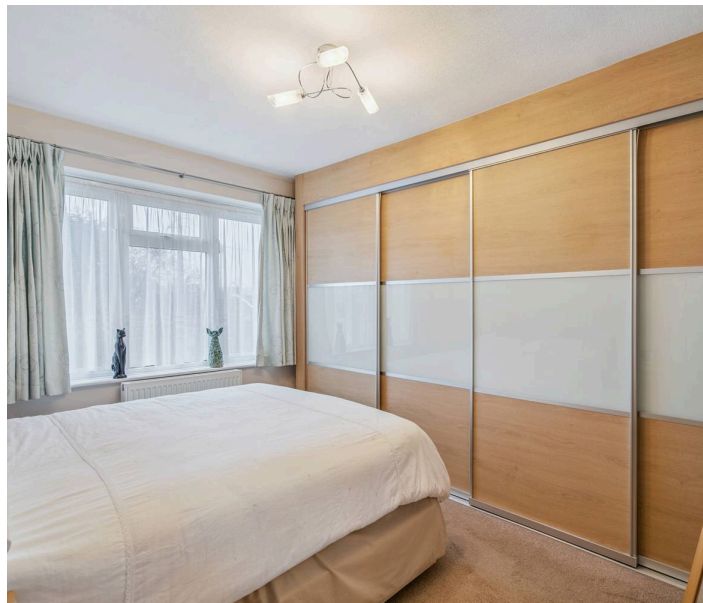
EPC Environmental Impact Rating:



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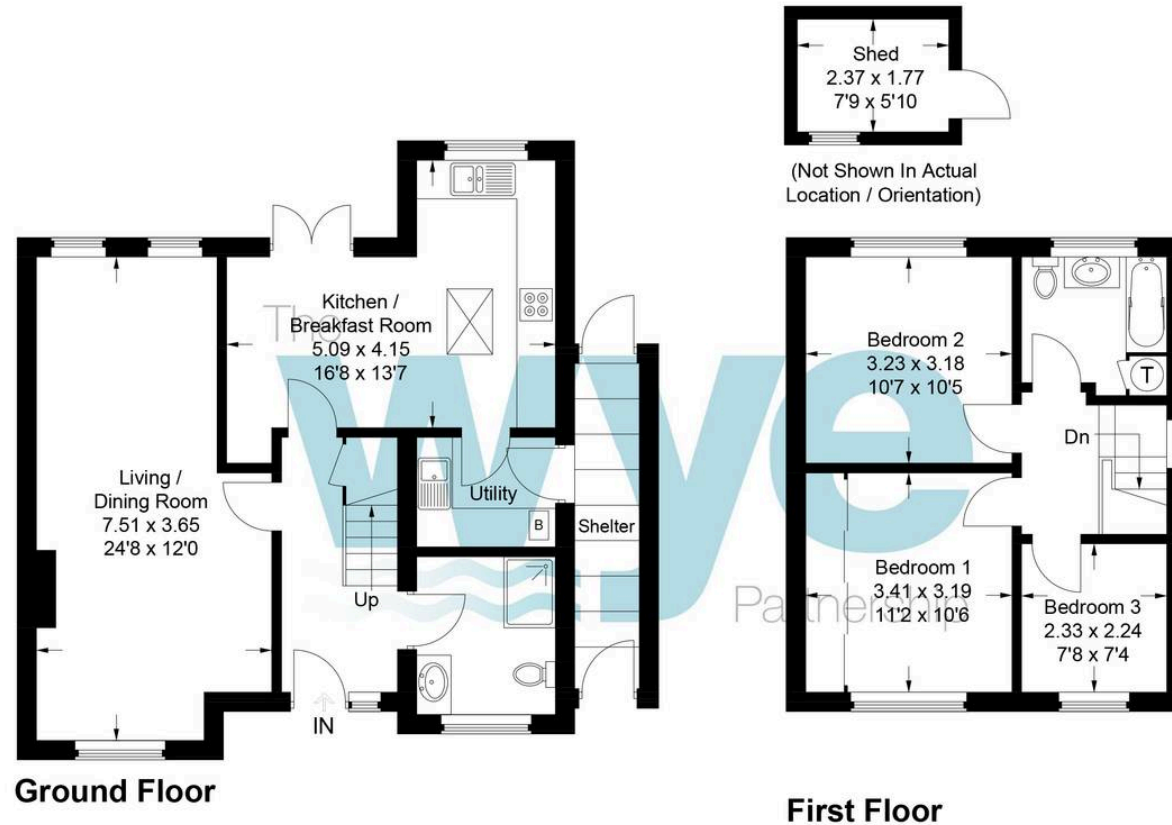
High Wycombe, High Wycombe

This well presented and extended three bedroom semi detached house offers spacious and versatile accommodation, ideal for modern family living. Featuring gas central heating to radiators and double glazed windows throughout, the property ensures comfort and energy efficiency. The heart of the home is a modern, refitted open plan kitchen and breakfast room, complemented by a separate utility room for added convenience. Both bathrooms have been stylishly refitted to a high standard, providing contemporary finishes and practical layouts. All three bedrooms are generously proportioned, offering ample space for family members or guests. Additional benefits include driveway parking for two cars (providing ease and security), and a location within a popular residential area close to the town centre and local amenities. The property is offered with no upper chain, allowing for a straightforward purchase process. We hold the keys and early viewing is highly recommended to appreciate the quality and space on offer. This is an excellent opportunity for buyers seeking a move-in ready home in a sought-after location.



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Approximate Gross Internal Area
Ground Floor = 67.3 sq m / 724 sq ft
First Floor = 37.8 sq m / 407 sq ft
Shed = 4.1 sq m / 44 sq ft
Total = 109.2 sq m / 1,175 sq ft



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 • www.wyeres.co.uk/

