



6 Plomer Hill, High Wycombe, HP13 5JQ
£450,000

6 Plomer Hill

High Wycombe, High Wycombe

- Well Presented Three/Four Bedroom End Of Terrace Home
- Versatile Accommodation Over Three Floors
- Ground Floor Living Room, Bedroom/Reception Room, Cloakroom
- Lower Ground Floor Open Plan Kitchen/Sitting Room With Integrated Appliances
- First Floor Master Bedroom With Fitted Wardrobe Plus Further Double Bedroom, Study/Bedroom
- First Floor Bathroom With Separate Shower
- Gas Central Heating, Garage Plus Parking To Rear, Gardens With Decked Terrace

Downley village is within easy reach and has a good range of amenities including a Co-Op local. High Wycombe Town Centre is a short drive or bus ride away with its bustling Old Town and Eden Shopping Complex with high street stores, restaurants and cinema/bowling complex. Wycombe Swan Theatre hosts quality shows, concerts and comedians. The mainline Train Station provides regular fast service to London Marylebone and Birmingham and the M40 can be accessed from Junction 4 to London, Oxford and the North

Council Tax band: D

Tenure: Freehold; There is an Estate Charge of £503.28 per annum

EPC Energy Efficiency Rating: C



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High Wycombe, High Wycombe

This well presented three or four bedroom end of terrace house offers versatile accommodation arranged over three thoughtfully designed floors. The ground floor features a welcoming living room, an additional bedroom or reception room, and a convenient cloakroom, providing flexibility for family life or working from home. The lower ground floor boasts a spacious open plan kitchen/sitting room, complete with integrated appliances and with access to the rear garden. Upstairs, the first floor hosts a master bedroom with a fitted wardrobe, a further double bedroom, and a study or additional bedroom, catering to a range of needs. The modern bathroom includes a separate shower for added comfort. Additional benefits of this property include gas central heating and double glazing. The rear garden is laid to lawn with additional garden to the side, a garage, and parking can be found at the rear. This home is perfectly suited to families and professionals seeking adaptable living space in a sought after location.



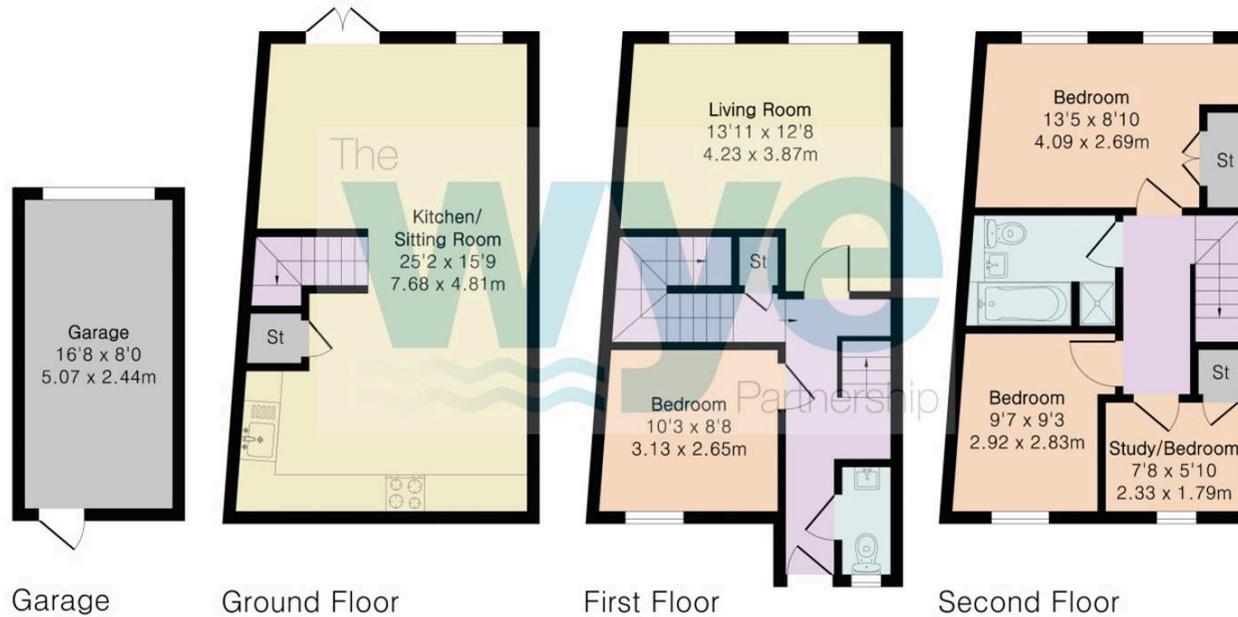
**Approximate Gross Internal Area 1141 sq ft - 107 sq m
(Excluding Garage)**

Ground Floor Area 374 sq ft – 35 sq m

First Floor Area 393 sq ft – 37 sq m

Second Floor Area 374 sq ft – 35 sq m

Garage Area 133 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

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