



bonners & babingtons

Vanguard Close
High Wycombe

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High Wycombe
Buckinghamshire
HP12 3FP

Guide Price : £425,000

A three bedroom town house offered to the market in immaculate condition throughout. The property is located in a quiet tucked away cul-de-sac on the west side of High Wycombe within close proximity to two of the towns most highly regarded grammar schools; Wycombe High and John Hampden.

The accommodation comprises; large entrance hall, wc, stunning open plan kitchen/diner offering ample eye and waist level storage units with space for white goods, patio door leading to the sunny rear garden.

There are 3 double bedrooms, all benefitting from fitted storage, while the principle bedroom enjoys a ensuite shower room. The family bathroom provides a bath with overhead shower and heated towel rail.

Outside

This garden offers a simple, family-friendly outdoor space with a well-kept lawn and a raised decking area ideal for relaxing or entertaining.

Other property features; far reaching views across the valley, driveway parking, gas central heating and UPVC double glazing.





High Wycombe town centre provides an extensive range of shopping facilities, leisure facilities and restaurants as well as a sports centre and multi-screen cinema complex. Surrounding the town is a selection of golf courses and other recreational amenities. For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport.



Tenure: Freehold
Council Tax Band: C



Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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