



25 Deeds Grove, High Wycombe, Buckinghamshire, HP12 3NT

Asking Price | £400,000

Property Features

- 3 Bedroom Semi Detached Family Home
- Potential for Improvement STPP
- Driveway and Garage
- Cosy Living Room
- Kitchen/Dining Room
- Decking Area off the Dining Room
- Private Garden with Patio & Storage Area
- Modern Bathroom with Separate WC
- Close to Town Centre
- EPC 56 D / Council Tax Band D

Full Description

Nestled in the charming town of High Wycombe, this splendid 3-bedroom semi-detached house offers the perfect blend of suburban comfort and modern living. The property is on a good sized plot with potential for improvement and expansion subject to the usual planning permissions.

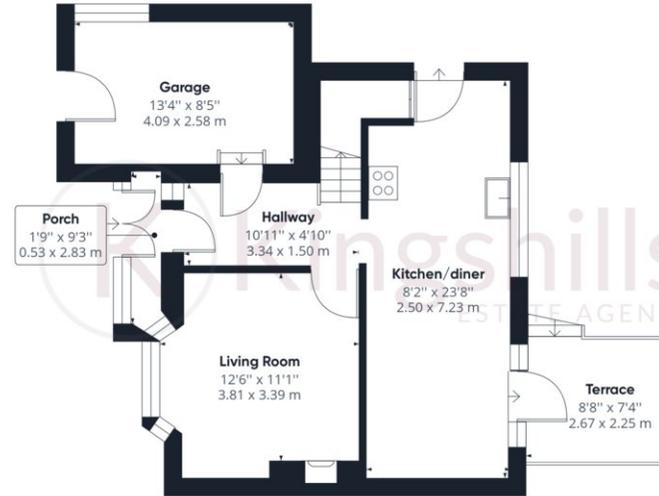
As you approach the property, you'll be greeted by a driveway suitable for several vehicles, a garage and a functional lobby. Once inside, there is a bright and spacious hallway to really make an entrance. There is plenty of practical space for all that family life demands as well as access to the to the garage, making it effortless to bring in groceries or store outdoor equipment. The separate lounge is cosy and welcoming and boasts an abundance of natural light thanks to its generously sized bay window. The fitted kitchen with ample worktop space and cupboards seamlessly flows into the dining room, offering ample space for family gatherings and entertaining guests. French doors lead to a raised decking area, provide stunning views of the good-sized private rear garden, complete with a relaxing patio area and easy access to a storage shed for all your gardening needs.

Upstairs, this charming property continues to impress with three bedrooms, each boasting large windows that flood the rooms with natural light. The modern bathroom exudes character and style, offering a tranquil escape for unwinding after a long day. Additionally, a separate WC adds convenience and privacy for the household.

High Wycombe is a vibrant town brimming with cultural attractions and recreational opportunities. The Wycombe Swan Theatre hosts an array of performances, including plays, musicals, and concerts, catering to all artistic tastes. History enthusiasts will enjoy exploring the Hell-Fire Caves and the nearby West Wycombe Park, both steeped in rich heritage and offering captivating insights into the past. For nature lovers, nearby open spaces such as The Rye and Hughenden Park offer scenic landscapes, perfect for leisurely walks, picnics, or outdoor activities. The Chiltern Hills, an Area of Outstanding Natural Beauty, is also easily accessible, providing opportunities for hiking, cycling, and exploring the picturesque countryside. The property also benefits from excellent transportation links, with the High Wycombe train station providing convenient access to London Marylebone in under 30 minutes.





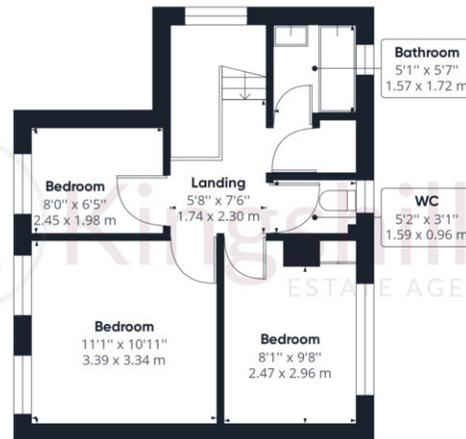


Ground Floor

Approximate total area⁽¹⁾

930.32 ft²

86.43 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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