



Flitcroft Lea, High Wycombe, Buckinghamshire, HP13 5LE

Asking Price | £420,000

Property Features

- Fantastic Three Bedroom House
- No Onward Chain
- Accommodation Over Three Floors
- Integral Garage
- Close to High Wycombe Town Centre
- Modern Kitchen & Separate Utility Room
- Balcony With Far Reaching Views
- En-Suite Shower in Main Bedroom
- Low Maintenance Rear Garden
- EPC 71C / Council Tax Band D

Full Description

A fantastic three-bedroom house offering accommodation over three floors with far reaching views over High Wycombe. The property is close to the town centre and Hughenden Park as well as within easy reach of Downley village. The property has been improved substantially in recent years by the owners and offers modern and versatile accommodation.

As you step inside there is a spacious entrance hallway which provides access to the integral garage, a practical downstairs WC, large storage cupboard and useful utility room.

On the first floor, you'll discover a contemporary kitchen and dining area, equipped with ample storage cupboards, sleek worktops and a variety of integrated appliances such as a dishwasher and microwave. Additionally, the kitchen features a spacious built-in larder, providing storage for all your kitchen essentials. French doors open from the dining area to the low-maintenance rear garden, creating a seamless flow for entertaining.

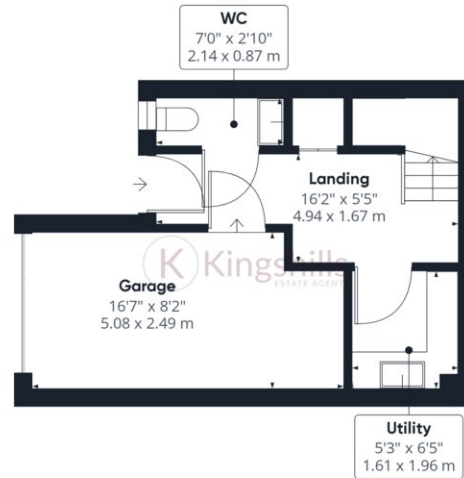
The first floor also offers a large L-shaped living area with access to a balcony where you can enjoy panoramic views over High Wycombe valley. The second floor offers two double bedrooms, with the principal bedroom benefiting from a modern en-suite shower. There is a further single bedroom and family bathroom.

Outside, the property offers driveway parking for two cars and includes an internal garage with convenient access to the ground floor. Additional features of the home include neutral décor, gas central heating, a water softener, and is energy-efficient with a C-rated performance.

This recently updated property, featuring a generous balcony, offers versatile and contemporary living spaces while providing residents with easy access to a wide range of amenities, all within walking distance.



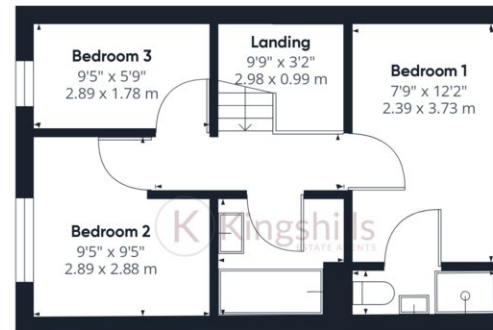




Ground Floor



Floor 1



Floor 2

Approximate total area^m

946.9 ft²

87.97 m²

Balconies and terraces

85.03 ft²

7.9 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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