



# 112 Garratts Way

High Wycombe, High Wycombe

- A Freehold One Bedroom Semi Detached House
- Gas central Heating And Replacement Double Glazed Windows
- Modern Fitted Kitchen And Bathroom
- Allocated Parking
- Private Garden Area Enclosed With Fencing
- Popular Residential Area Close To Town
- No Upper Chain, We Hold Keys For Early Viewing

Situated just over a mile from the town centre and station with multiple shopping, leisure and entertainment facilities, the property is also close to large supermarkets and more localised shops catering for day-to-day needs. The station in the town centre offers quick access into London Marylebone and the M40 is easily accessible at Junction 4.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



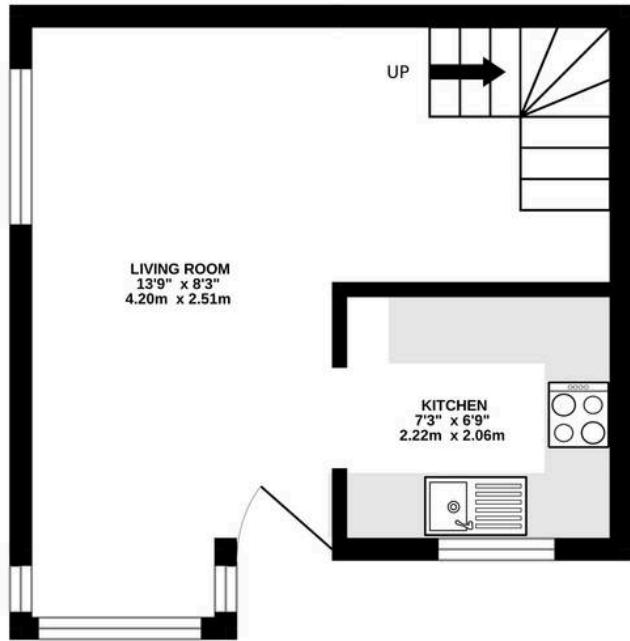
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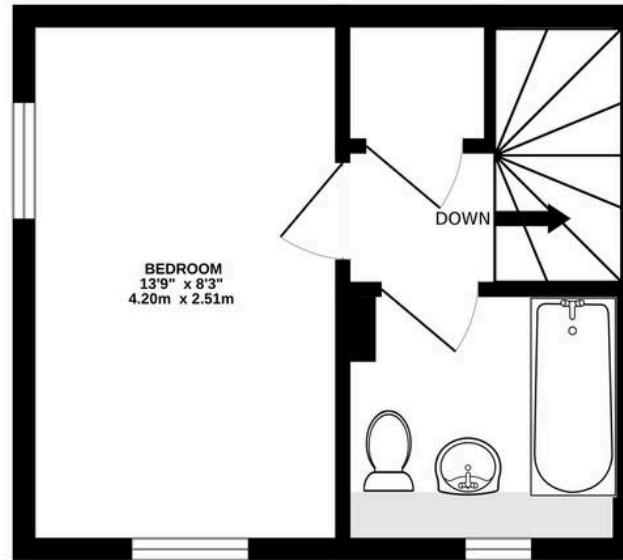
This well-presented one bedroom semi-detached house offers an excellent opportunity for first-time buyers or investors seeking a low-maintenance property in a popular residential area close to town. The home is freehold and benefits from gas central heating and replacement double glazed windows, ensuring comfort and energy efficiency throughout the year. Inside, you will find a modern fitted kitchen with ample storage and worktop space, complemented by a contemporary bathroom finished to a high standard. The spacious bedroom provides a peaceful retreat, while the bright living area is perfect for relaxing or entertaining guests. Additional features include allocated parking for convenience and a private garden area enclosed with fencing, ideal for enjoying outdoor activities. The property is offered with no upper chain, and we hold keys for early viewing, making the moving process straightforward and hassle-free. Situated in a sought-after location with easy access to local amenities, shops, and transport links, this house combines practicality with style, making it an ideal choice for those looking to settle in a well-connected and friendly neighbourhood. Early viewing is highly recommended to fully appreciate the quality and value on offer.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 441sq.ft. (41.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## The Wye Partnership High Wycombe

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