





## 3 Wheelers Park

High Wycombe, High Wycombe

- Modern Terraced Home in Popular/Convenient Location
- Cloakroom, Lounge/dining Room and Fitted Kitchen
- Two Bedrooms, Bathroom, Gas Central Heating, Double Glazing
- Enclosed Private Garden, Two Allocated Parking Spaces
- Viewing Strongly Recommended

Located in a popular residential road just a stones throw from High Wycombe Town Centre and mainline train station with regular fast service to London and Birmingham. Just a short walk to town with its numerous amenities including restaurants, bars, local shops and the Eden shopping centre. The beautiful Rye Park is close by and has many attractions including Lido, playgrounds and riverside cafe with boats for hire. Junction 3 & 4 for the M40 Motorway is just a short drive with access to London and the North

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





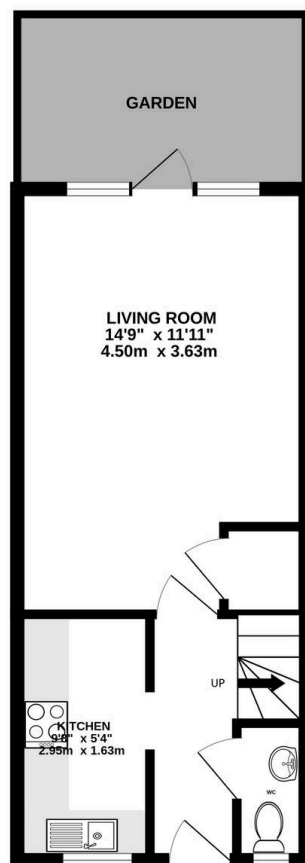
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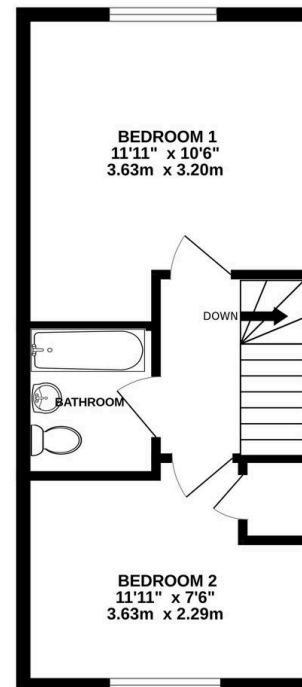
Situated conveniently with just a short walk to the train station and town centre, a modern and well-presented terraced home which fronts a small green and is in a walkway position. There is an entrance hall with downstairs cloakroom, lounge with double glazed door to maintenance free garden, modern fitted kitchen, two generous sized bedrooms and modern bathroom. The property benefits from gas central heating and double glazed windows, there are two parking spaces and viewing is strongly recommended



GROUND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 594sq.ft. (55.2 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

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • [wychombe@wyeres.co.uk](mailto:wychombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

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