



35 Dean Garden Rise

High Wycombe, High Wycombe

- End Of Terrace House In A Quiet Walkway
- Living Room, Kitchen/Dining Room, Conservatory
- Three Bedrooms, Bathroom
- Gas Central Heating, Double Glazing
- Garage + Off Road Parking To The Rear
- Close To The Rye Park And Surrounding Woodland
- Easy Reach Of Town Centre Amenities
- Available With No Onward Chain

Located in a sought-after position close to the 50-acre Rye Park and a short distance to Kingsmead playing fields. Just over a mile from the town centre and mainline railway station which has 30 minute trains to London Marylebone as well as direct links to Oxford and Birmingham. Junctions 3 & 4 of the M40 are both within a 5-10 minute drive. Town centre amenities include a selection of large supermarkets, department stores, restaurants, cinema and bowling alley. High Wycombe retail park is also within 5 minutes. There is an abundance of woodland walks in the the surrounding countryside.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



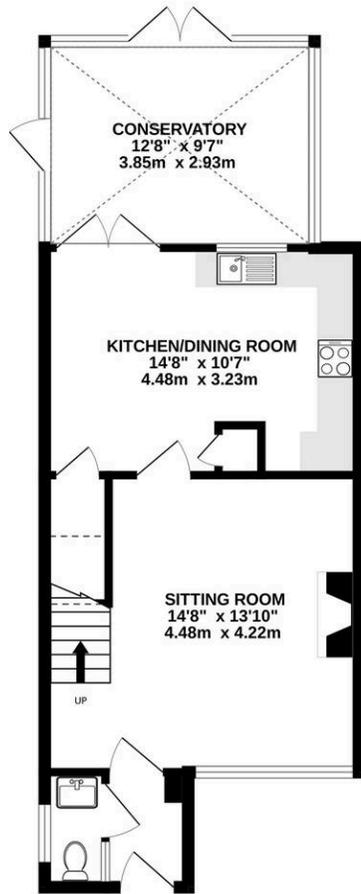
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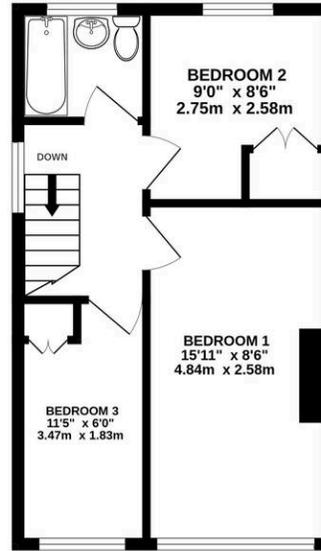
A good size three bedroom end of terrace house is situated in a quiet walkway, offering a peaceful setting within easy reach of town centre amenities. The property features a spacious living room, a modern kitchen/dining room, and a bright conservatory, providing flexible living and entertaining spaces. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The house benefits from gas central heating and double glazing throughout. To the rear, there is a garage and off road parking. The location is ideal for those seeking proximity to The Rye Park and surrounding woodland, perfect for leisure and recreation (all within a short walk). This property is offered with no onward chain, presenting an excellent opportunity for both first time buyers and investors.



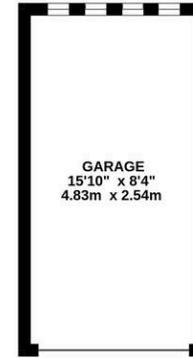
GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



GARAGE
131 sq.ft. (12.2 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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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