



**73B Deeds Grove, High Wycombe, HP12 3NY**

**In Excess of £439,950**

## 73B Deeds Grove

High Wycombe, High Wycombe

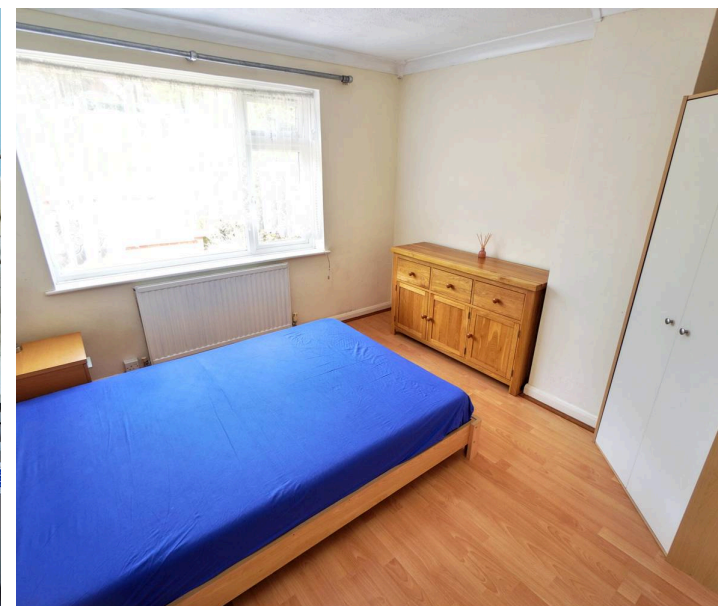
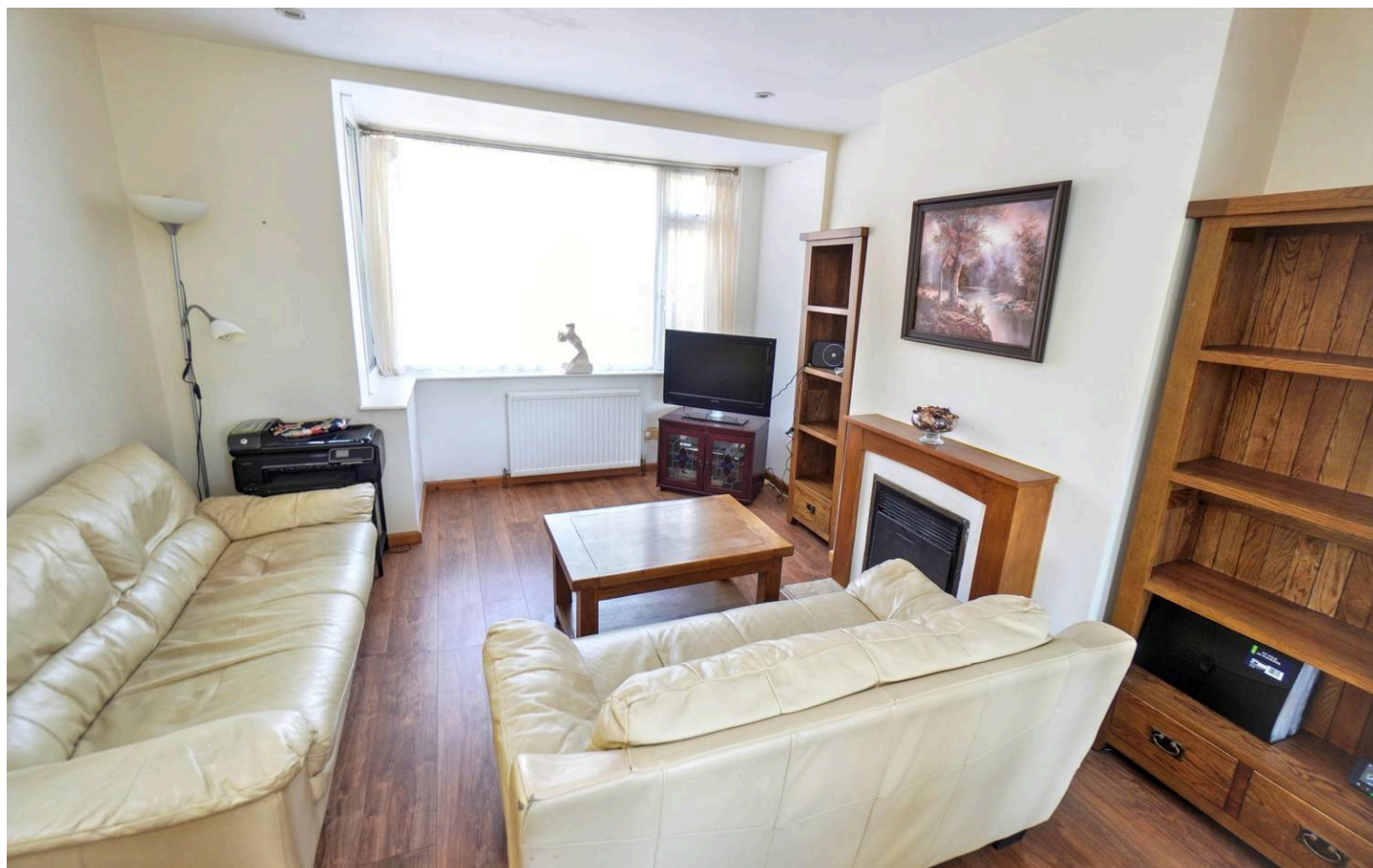
- Gas Central Heating To Radiators And Double Glazed Windows
- Popular Residential Area Close To Town
- Flexible Accommodation With Use As An Annexe As Needed
- Three Bedroom Semi Detached
- Far Reaching Valley Views

Situated close to High Wycombe town centre as well as offering convenient access to the M40 motorway at J4. The town centre offers a vast array of shopping, leisure and entertainment facilities. Supermarkets are close by and the train station offering fast trains into London, Birmingham & Oxford is easily accessible. In catchment of highly regarded Grammar Schools, with a park within a short walk of the property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



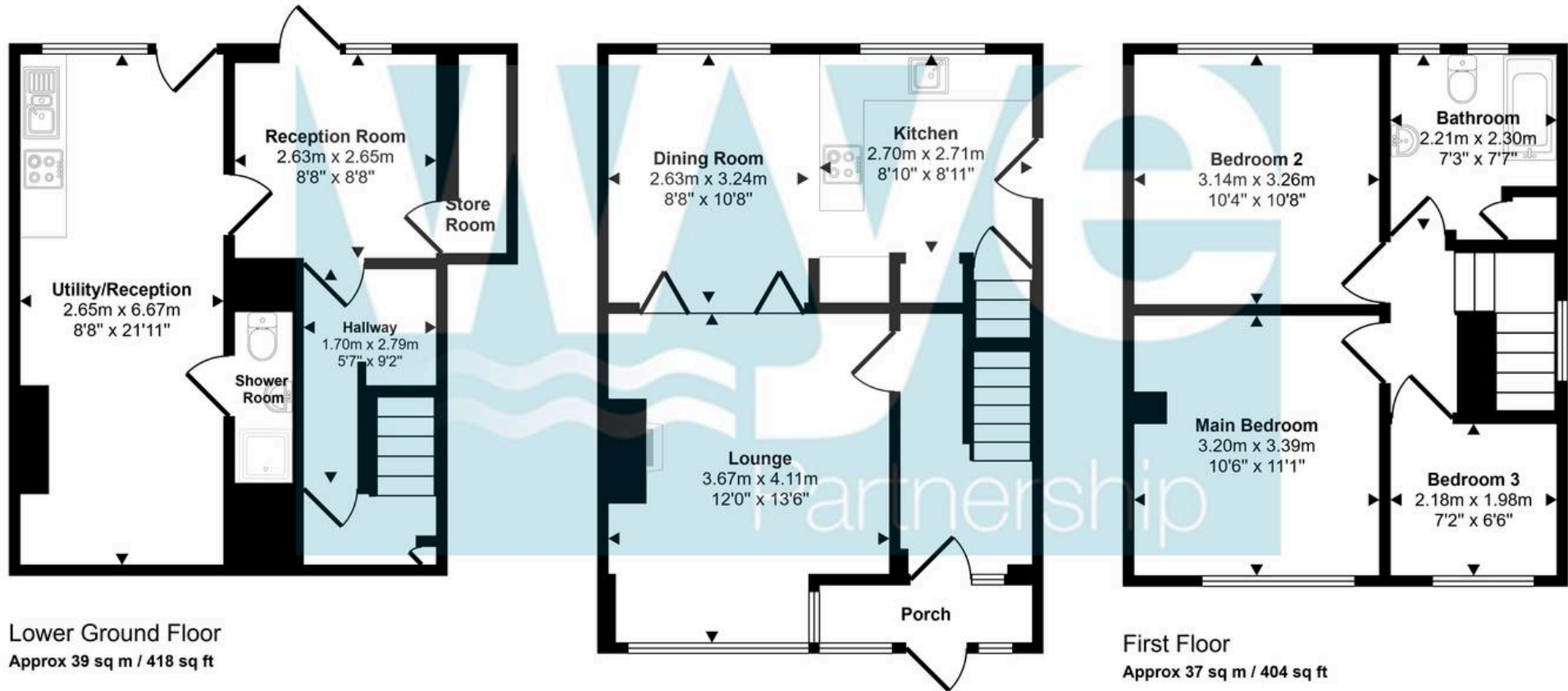
## 73B Deeds Grove

High Wycombe, High Wycombe

This well presented four bedroom semi detached house offers flexible accommodation, ideally suited for modern family living. Located in a popular residential area close to the town centre, the property benefits from gas central heating to radiators and double glazed windows throughout, ensuring comfort and energy efficiency. The spacious layout includes a versatile annexe option (perfect for extended family, guests or a home office), providing valuable flexibility to suit your lifestyle needs. The main living spaces are bright and airy, with thoughtfully designed interiors that maximise natural light and take full advantage of the far reaching valley views. The kitchen is well equipped, offering ample storage and workspace, while the adjoining dining area creates a welcoming environment for entertaining or family meals. Each of the four bedrooms is generously proportioned, with the principal bedroom enjoying particularly impressive views. This property is an excellent choice for those seeking a spacious and adaptable home within easy reach of local amenities, schools and transport links. Early viewing is highly recommended to appreciate the quality and scope of accommodation on offer.



Approx Gross Internal Area  
118 sq m / 1269 sq ft



Lower Ground Floor  
Approx 39 sq m / 418 sq ft

Ground Floor  
Approx 42 sq m / 448 sq ft

First Floor  
Approx 37 sq m / 404 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## The Wye Partnership High Wycombe

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