



# 67a Cock Lane

High Wycombe, High Wycombe

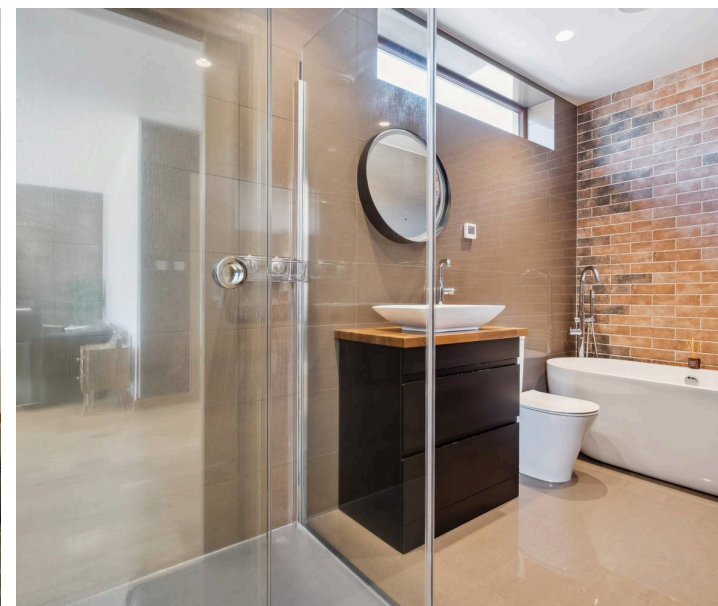
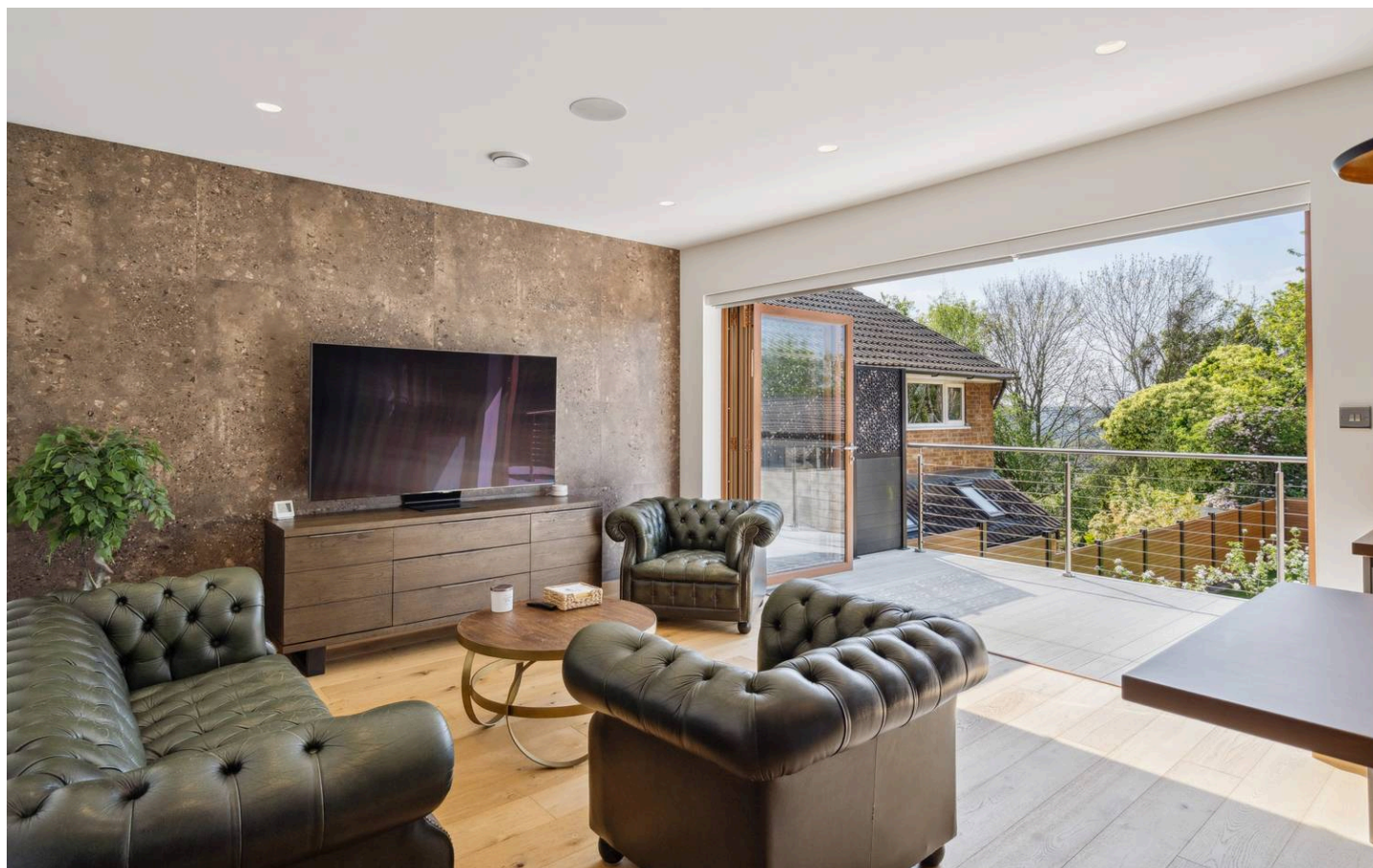
- A Stunning Three Bedroom Two Bathroom Detached Home
- Underfloor Heating Throughout, Triple Glazed Windows And Bi Folds
- Bespoke Fitted Kitchen, Contemporary Fitted Bath & Shower Rooms
- Landscaped Gardens, Far Reaching Views To Rear, Large Driveway
- Huge Insulated Garage Ideal For Conversion, Short Drive To Tylers Green

Situated between High Wycombe and Penn in a highly desirable location close to open fields and woodland. Wycombe Retail Park and other shops are approximately half a mile away and cater for all day to day needs. High Wycombe town centre is only 2 miles away and has a regular bus service running along the A40 into the town with a multitude of shopping facilities and train station with mainline into London Marylebone. Access to the M40 London bound can be gained at Junction 3 at Loudwater, just 1 mile away

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



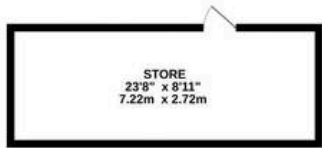
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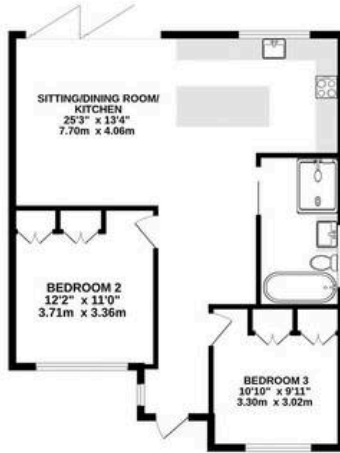
We are delighted to offer for sale this stunning, contemporary, three bedroom, two bathroom, detached family home located on the popular East side of High Wycombe a short drive from Tylers Green. With open plan living at its heart, the property has been painstakingly and lovingly improved and restored to make a unique family home. With such forethought as triple glazed windows, and a heat recovery system all reducing running costs, complimented by high-end sanitary fittings and bespoke fitted kitchen with island and integral appliances. Externally the generously landscaped gardens are enclosed with a large driveway providing parking for several cars leading to a large fully insulated garage, ideal for conversion to a home office. This unique home must be seen to be fully appreciated.



LOWER GROUND FLOOR



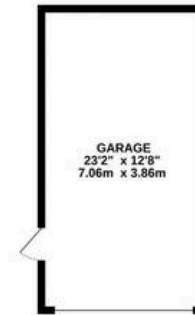
GROUND FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



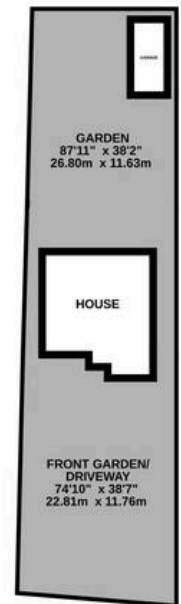
1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



GROUND FLOOR



SITE PLAN



TOTAL FLOOR AREA : 1671sq.ft. (155.2 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

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

