



## 5 Sabina Close

High Wycombe, High Wycombe

- A Good Size Well Presented Four Bedroom Detached House
- Home Office, Fantastic Lounge/Dining Room, Cul De Sac Location
- Gas Central Heating To Radiators, Double Glazed Windows, One Mile From Town Centre
- Enclosed Rear Garden Backing Directly Onto Playing Fields
- Driveway Parking, No Upper Chain.

Situated approximately 1 mile to the west side of High Wycombe town centre, the property is accessible to local convenience stores, the town centre offers a vast array of shopping, leisure and hospitality facilities as well as a mainline rail link to London Marylebone & Birmingham  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

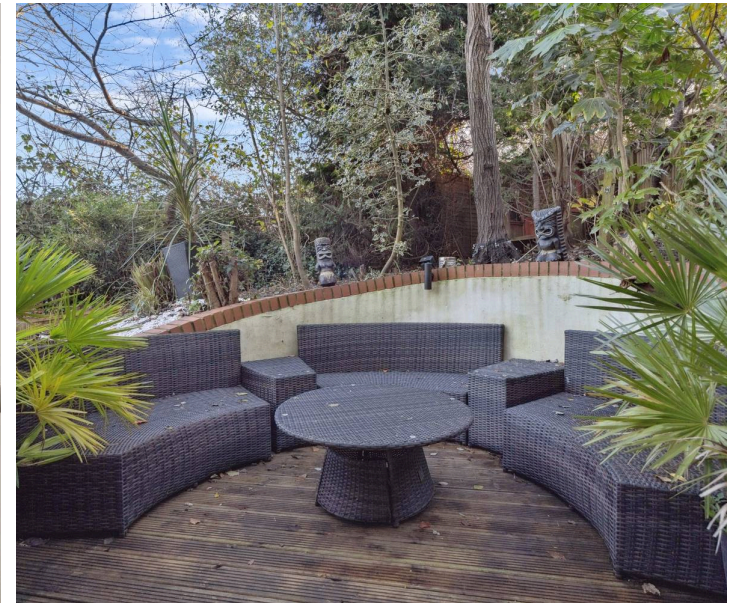
EPC Environmental Impact Rating: D



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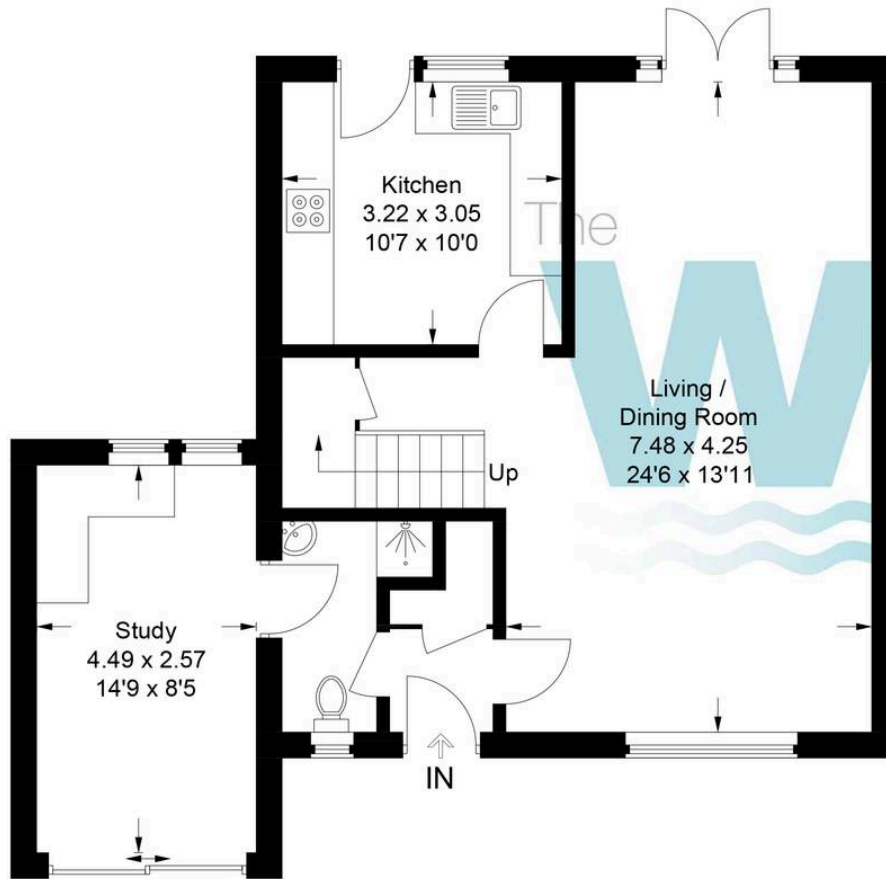
High Wycombe, High Wycombe

We are pleased to offer for sale this four-bedroom detached family home located in a quiet cul de sac location to the west side of High Wycombe. The property has been well maintained by the current sellers and offers generous accommodation with four very good size bedrooms, family bathroom a large open plan lounge/dining room, spacious kitchen, home office/study and ground floor cloakroom, all heated by gas central heating to radiators and with double-glazed windows. Externally the property offers an attractive enclosed rear garden that backs onto playing fields and has a good size driveway providing off-road parking for a number of cars. The extension could lend itself with little effort to a self contained annexe with its own entrance. To be sold with no upper chain we recommend early viewing.

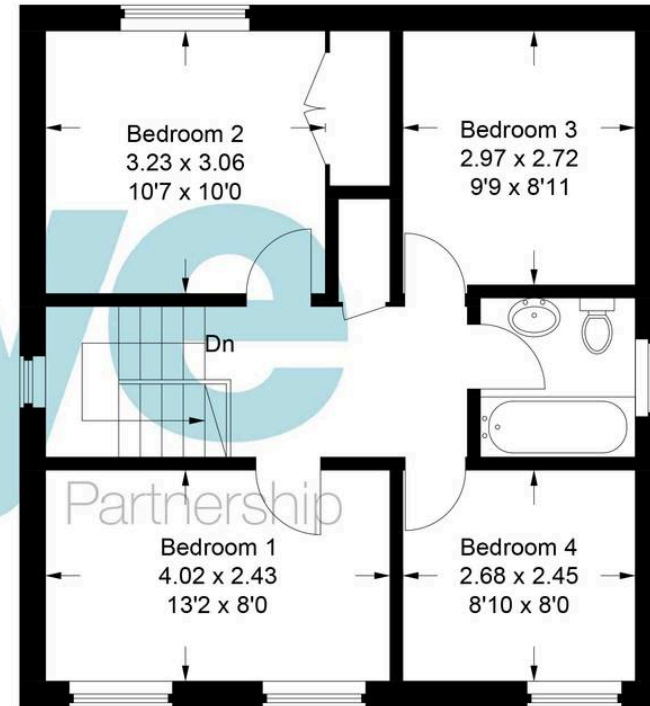


## 5 Sabina Close

Approximate Gross Internal Area  
Ground Floor = 64.9 sq m / 698 sq ft  
First Floor = 51.7 sq m / 556 sq ft  
Total = 116.6 sq m / 1,254 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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.

