



31 Meavy Close

High Wycombe, High Wycombe

- An Immaculate Extended Three Bedroom Semi Detached House
- Gas Central Heating To Radiators And Double Glazed Windows And Doors
- Stunning Refitted Modern Open Plan Kitchen/Breakfast Room, Contemporary Bathroom
- Converted Garage To Provide Home Office/Playroom
- Beautiful Open Plan Dining/Conservatory
- Lovely Enclosed Rear Garden, Driveway Parking For Several Cars
- Highly Regarded And Sought After Residential Cul De Sac In Loudwater
- Ideal Access To Open Countryside, M40 at Junction 3 And Wycombe Retail Park
- Three Well Proportioned First Floor Bedrooms, Porch Extension
- Must Be Seen Internally To Be Appreciated

Situated two and a half miles to the east of High Wycombe town centre, the property is conveniently situated for junction 3 of the M40 motorway and is easily accessible to local supermarkets and a variety of DIY stores and Wycombe Retail Park. The town centre offers a wide range of shopping and leisure facilities including a mainline rail link with London, Birmingham & Oxford. The property is also within easy reach of local parkland & recreational facilities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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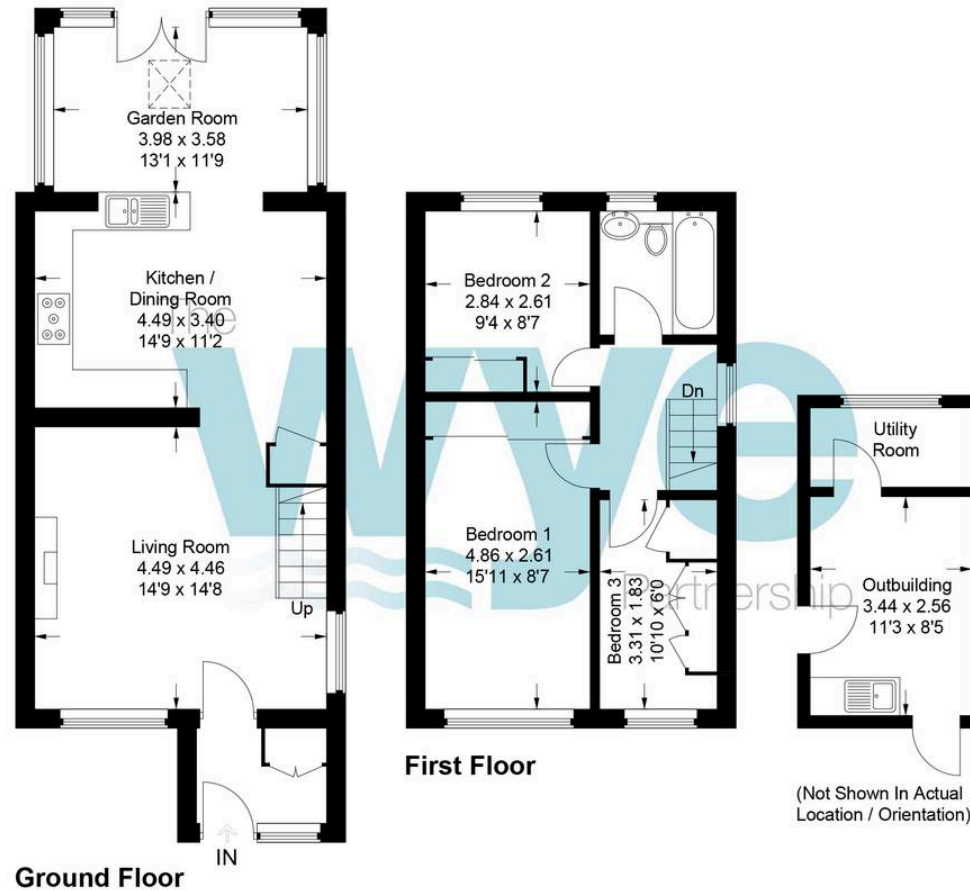
High Wycombe, High Wycombe

Presenting an immaculate and extended three bedroom semi detached house, this property is situated in a highly regarded and sought after residential cul de sac in Loudwater, offering an exceptional standard of accommodation throughout. Upon entering, a porch extension provides a welcoming introduction and leads into a thoughtfully designed interior with bright and spacious lounge, benefitting from gas central heating to radiators and double glazed windows. The heart of the home is a stunning, open plan kitchen and breakfast room, which has been refitted to an impressive modern specification and seamlessly connects to a beautiful open plan dining area and conservatory, creating a spacious and versatile setting for family living and entertaining. The property also features a converted garage, currently arranged as a home office or playroom (ideal for those seeking flexible space to accommodate home working or recreational needs). Upstairs, three well proportioned bedrooms provide comfortable accommodation for families or guests, complemented by a contemporary bathroom. The attention to detail throughout the property is evident, with high quality finishes and a contemporary palette that will appeal to a wide range of buyers. Practicality is further enhanced by driveway parking for several cars and excellent access to open countryside. This property must be seen internally to be fully appreciated, as it combines generous living spaces, modern fixtures, and a flexible layout in a prime Loudwater location, representing an outstanding opportunity for discerning buyers.



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Approximate Gross Internal Area
Ground Floor = 51.8 sq m / 557 sq ft
First Floor = 36.1 sq m / 388 sq ft
Outbuilding = 12.4 sq m / 133 sq ft
Total = 100.3 sq m / 1,078 sq ft



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

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

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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