3 Dean Garden Rise, High Wycombe, HP11 1RF

£535,000

3 Dean Garden Rise

High Wycombe, High Wycombe

- A Well Presented Extended Four Bedroom End Terrace House
- Gas Central Heating To Radiators And Double Glazed Windows
- Large L Shaped Open Plan Refitted Kitchen/Breakfast Room
- Mdern Refitted Bathroom With Separate First Floor Refitted Shower Room
- Highly Regarded No Through Road A Short Walk From The 50 Acre Rye Parkland And Town Centre
- Double Garage(Ideal For Conversion To A Home Office/Studio) Plus An Additional Single Garage Accessed Via Service Road
- Four First Floor Bedrooms, Large Lounge/Dining Room And Ground Floor Cloakroom
- Delightful Secluded 80' Level Rear Garden, Covered Outside Seating Area
- Sold With No Upper Chain, Early Viewing Advised

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: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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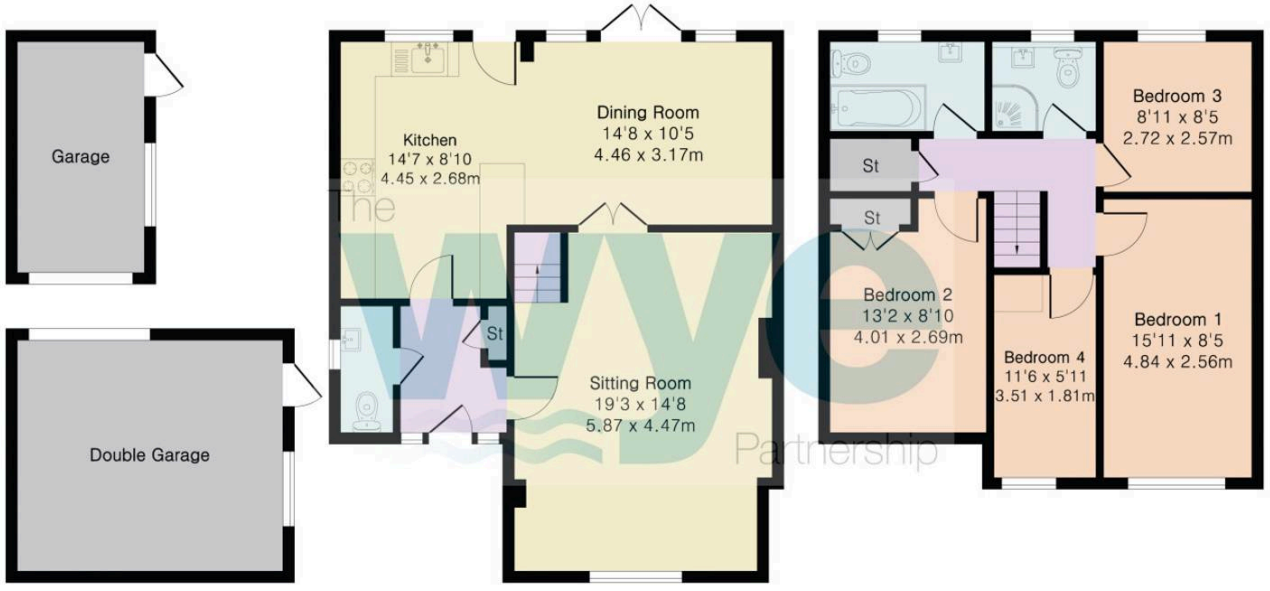
This well presented, extended four bedroom end of terrace house is situated in a highly regarded no through road just a short walk from the expansive 50 acre Rye Parkland and the town centre, offering both convenience and a peaceful setting. The property boasts gas central heating to radiators and double glazed windows throughout, ensuring comfort and energy efficiency. The heart of the home is a generous L shaped open plan refitted kitchen and breakfast room, designed for modern family living and entertaining, with ample space for dining and relaxing. A large lounge and dining room provides a welcoming area for gatherings, complemented by a ground floor cloakroom for added practicality. Upstairs, there are four well proportioned first floor bedrooms, each offering comfortable accommodation for family members or guests. The property features a modern refitted bathroom and a separate first floor refitted shower room, providing flexibility and convenience for busy households. Additional accommodation includes a double garage (ideal for conversion to a home office or studio, subject to any necessary consents) as well as an additional single garage accessed via a service road, offering excellent storage or parking options. The delightful, secluded 80 foot level rear garden is perfect for relaxation and entertaining, with a covered outside seating area that can be enjoyed throughout the year. This home is offered for sale with no upper chain, making for a straightforward and swift purchase process. Early viewing is highly recommended to fully appreciate the space, quality and versatility that this superb family home has to offer.

Approximate Gross Internal Area 1226 sq ft - 114 sq m
(Excluding Garage)
Ground Floor Area 656 sq ft – 61 sq m
First Floor Area 570 sq ft – 53 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

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