



113 The Pastures, High Wycombe, HP13 5RW
£345,000

113 The Pastures

High Wycombe, High Wycombe

- A Well Presented Two Bedroom Terrace House In Excellent Condition Throughout
- Gas Central Heating To Radiators And Double Glazed Windows
- Large Full Width Double Glazed South Facing Conservatory
- Good Size Modern Refitted Kitchen And Bathroom
- Lovely Quiet Walkway Location In Popular Residential Area
- Far Reaching Woodland/Valley Views To Rear Aspect
- Garage With New Roof And Additional Parking Immediately To Rear
- Open Plan Garden To Front, Enclosed South Facing Garden To Rear
- Highly Regarded Residential Area Easily Accessible To Wycombe Town Centre And Railway Station

This property is situated within walking distance of local shops and close to the highly regarded Disraeli junior school as well as falling within the catchment for the boys and girls Grammar schools. The town centre of High Wycombe is just over a mile away and provides a huge range of shopping, leisure and hospitality facilities including a mainline railway station with connections to London, Birmingham and Oxford. Downley Common is within a short distance which provides plenty of walks through open countryside.

Council Tax band: C

Tenure: Freehold

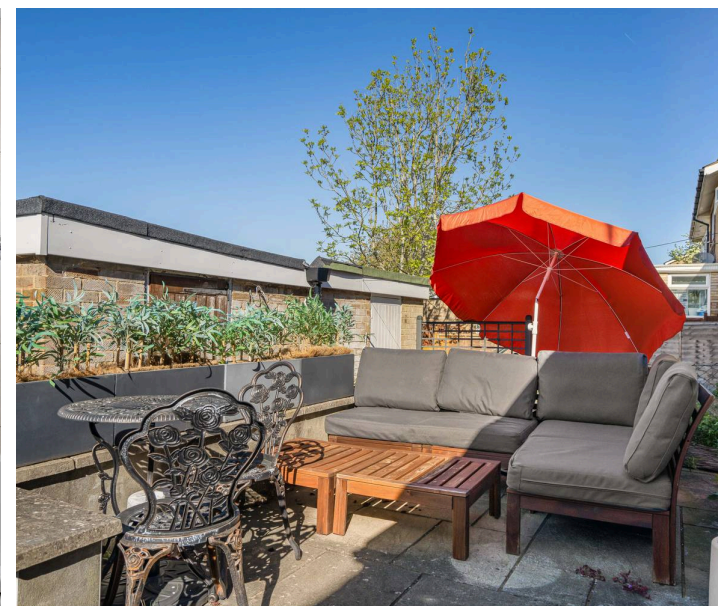
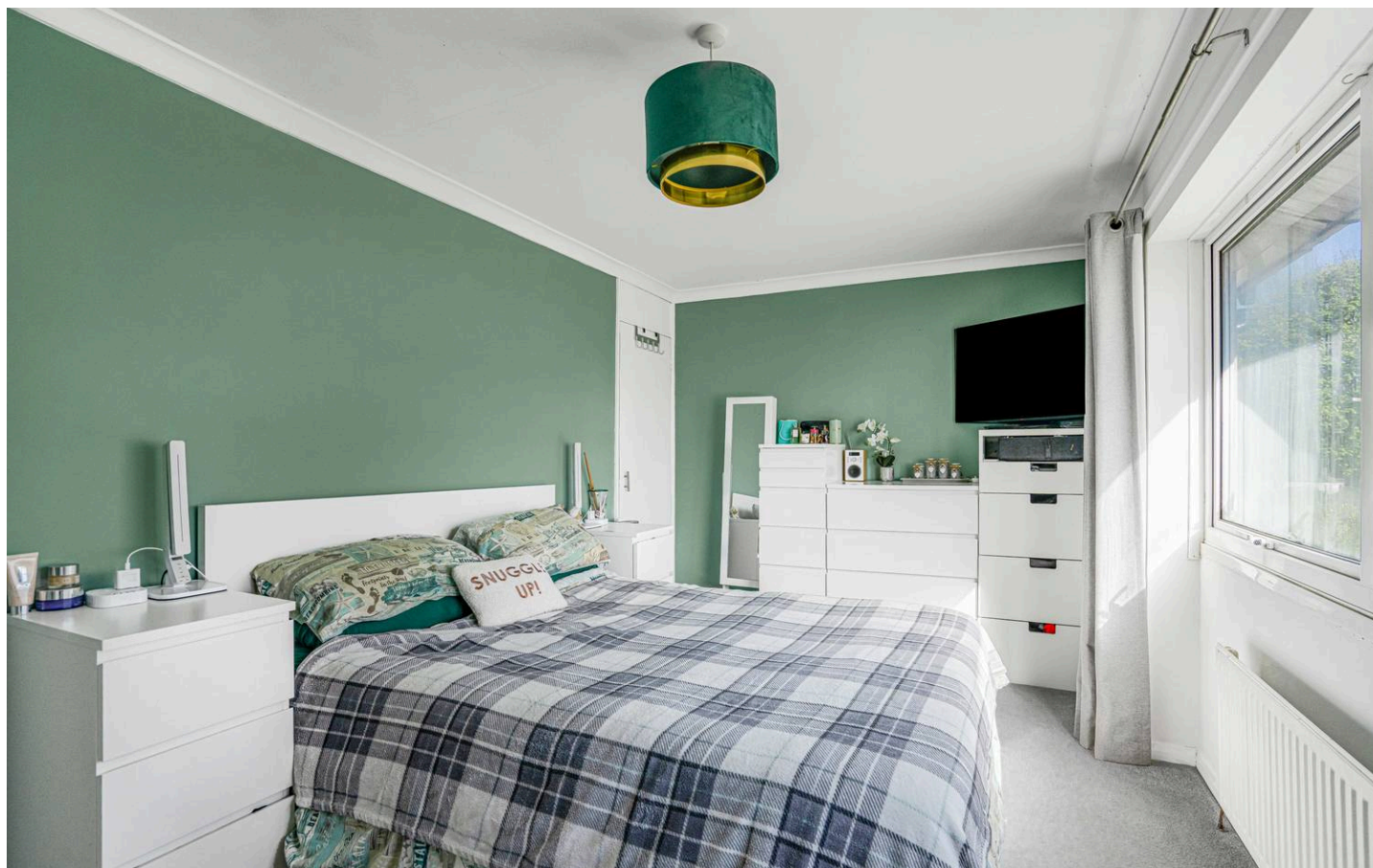
EPC Energy Efficiency Rating: C



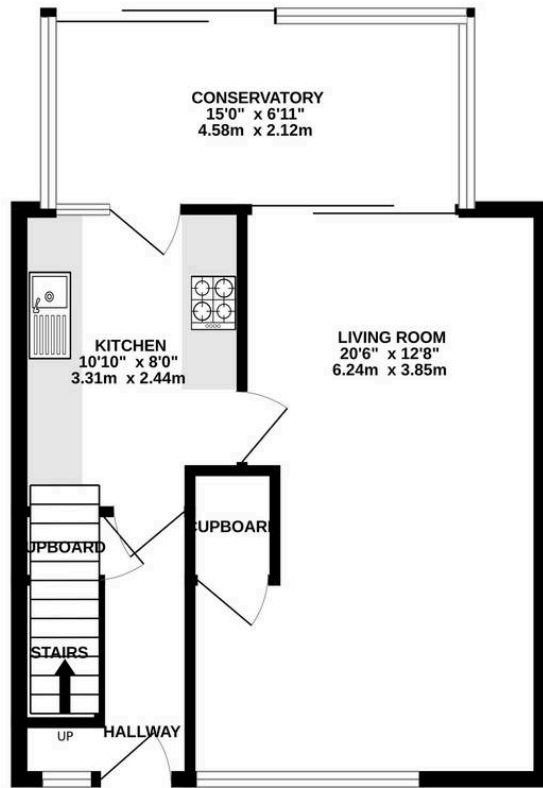
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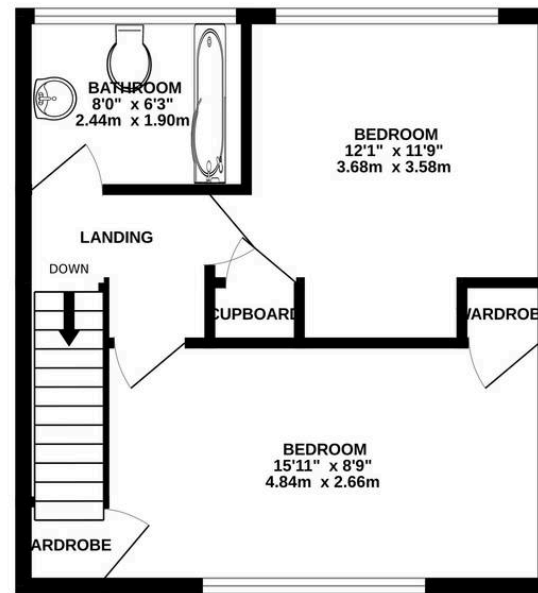
This beautifully presented two bedroom terraced house offers an excellent opportunity to acquire a stylish and comfortable home in a highly regarded residential area, conveniently located within easy reach of Wycombe town centre and the railway station. The property is arranged over two floors and features gas central heating to radiators, as well as double glazed windows throughout, ensuring warmth and energy efficiency. Upon entering, you are greeted by a spacious entrance hall leading to a large, modern refitted kitchen with ample storage and integrated appliances. The living room provides a welcoming space for relaxation, with access to a full width, south facing conservatory (double glazed for year-round enjoyment) that enjoys far reaching woodland and valley views to the rear aspect, creating a tranquil and light-filled environment. Upstairs, there are two well proportioned bedrooms, both tastefully decorated and offering pleasant outlooks, along with a contemporary refitted bathroom. Additional features include a garage with a new roof and parking immediately to the rear, providing convenience and peace of mind for residents and visitors alike. The property is situated on a lovely quiet walkway. The enclosed south facing garden to the rear is ideal for those seeking a bright and pleasant outdoor retreat. This home is ideally suited for first time buyers, professionals or those looking to downsize without compromising on quality or location. Viewing is highly recommended as this is a rare opportunity to secure a home that combines comfort, style and convenience in equal measure.



GROUND FLOOR



1ST FLOOR



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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