



63 Coates Lane, High Wycombe, HP13 5ET

In Excess of £700,000

63 Coates Lane

High Wycombe, High Wycombe

- An Extended Detached Family Home
- Opposite Hughenden Park
- Well Balanced Accommodation
- Cloakroom, Family Room, Sitting Room, Dining Room, Modern Fitted Kitchen
- Four Good Size Bedrooms, Family Bathroom + En-Suite Shower Room To Master Bedroom
- Double Glazing, Gas Central Heating With Underfloor Heating To Ground Floor
- Ample Driveway Parking With Level Lawned Gardens
- Catchment Of Popular Schooling And Within Easy Reach Of Town Centre Amenities And Station
- Available With No Onward Chain

The property is situated in a highly regarded and much sought after development overlooking National Trust parkland offering miles of countryside walks. In contrast, the town centre, which provides a vast array of shopping, leisure, entertainment and hospitality facilities, as well as a mainline rail link to London, Birmingham & Oxford, is approximately 1 mile away. The town offers good public transport links and access to the motorway network.

Council Tax band: E

Tenure: Freehold

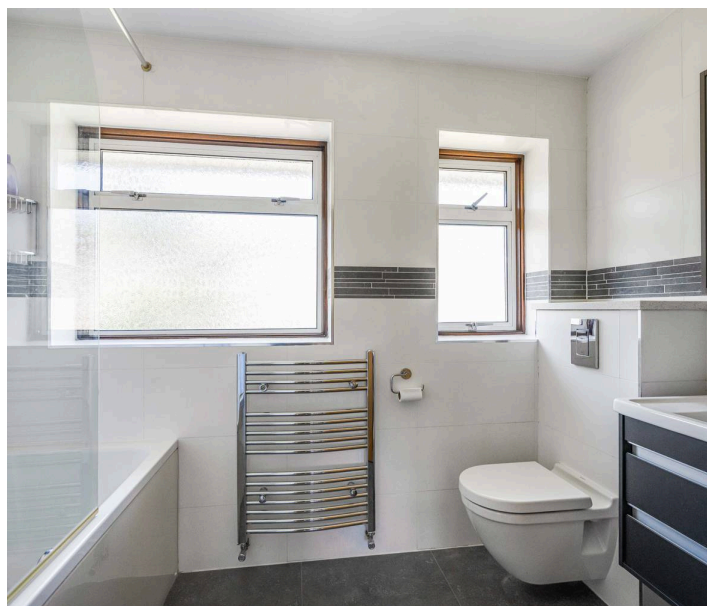
EPC Energy Efficiency Rating: C



63 Coates Lane

High Wycombe, High Wycombe

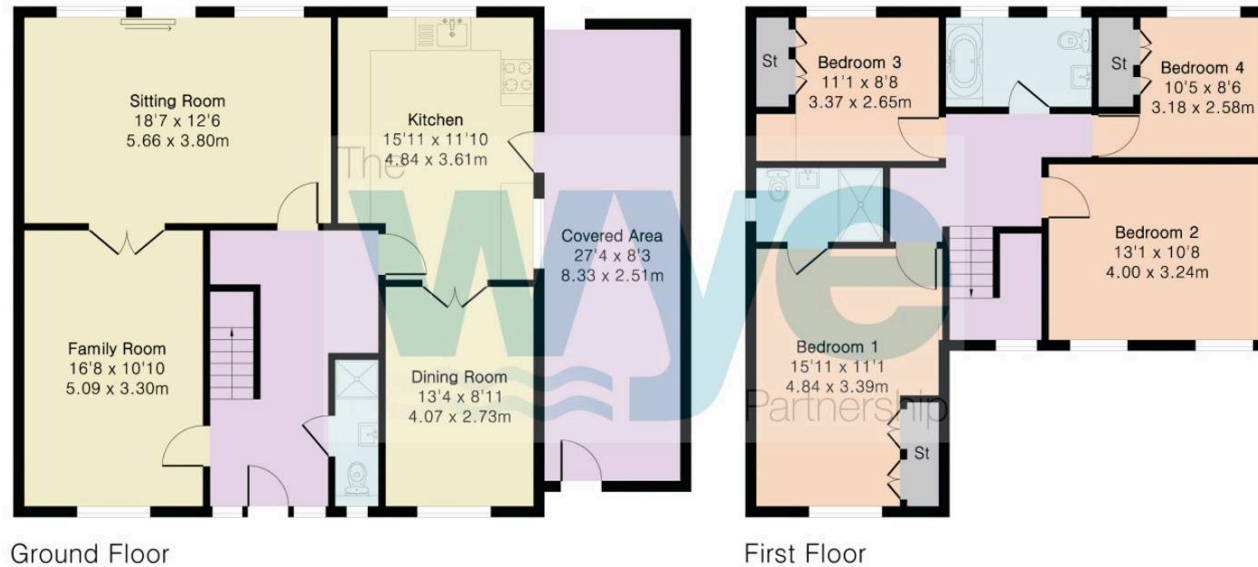
This impressive four bedroom detached house offers well balanced accommodation, ideally positioned opposite Hughenden Park and within catchment of popular schools. The property has been thoughtfully extended to provide ample living space, featuring a welcoming entrance hall, cloakroom, a versatile family room, a bright sitting room, and a dedicated dining room. The modern fitted kitchen is equipped with contemporary appliances and quality finishes, perfect for family living and entertaining. Upstairs, there are four good size bedrooms, including a master bedroom with an en-suite shower room, complemented by a well-appointed family bathroom. The house benefits from double glazing throughout, gas central heating, and underfloor heating to the ground floor for added comfort. Ample driveway parking is available, providing convenience for multiple vehicles. The location is ideal for easy access to town centre amenities and the mainline station, making commuting straightforward. This property is available with no onward chain, offering an excellent opportunity for those seeking a spacious family home in a sought after area. Viewing is recommended to appreciate the quality and flexibility of this delightful home.



Approximate Gross Internal Area 1869 sq ft - 173 sq m

Ground Floor Area 1156 sq ft – 107 sq m

First Floor Area 713 sq ft – 66 sq m



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

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

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

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.

