



**23 The Briars, High Wycombe, HP11 1ED**  
**£615,000**

# 23 The Briars

## High Wycombe

- Beautifully Presented Detached Family Home
- Quiet Sought After Location With Close Proximity To Protected Residents Green
- Close To The Rye Park, Town Centre Amenities And Train Station
- Living Room, Dining Room, Modern Kitchen/Breakfast Room, Utility Room
- Cloakroom, Four Bedrooms, Family Bathroom
- Gas Central Heating, Replacement Double Glazing And New Doors
- Double Garage Plus Driveway Parking
- Delightful Rear Garden Backing Onto Woodland

The property is situated within a short walk of the town centre offering a vast array of shopping facilities, leisure and hospitality venues including the Wycombe Swan Theatre. For outdoor enthusiasts, the surrounding countryside is within easy reach, the Rye Park is a short stroll away boasting its own lakeside cafe, gym and heated swimming pool. Commuter links are excellent. The mainline station is a 4-minute walk and provides a direct service into London, Birmingham & Oxford. The M40 is easily accessed at Junctions 3 and 4 with the A404 providing a swift link to the M4. A nearby coach terminus offers convenient connections to London airports & other major destinations

Council Tax band: E

Tenure: Freehold

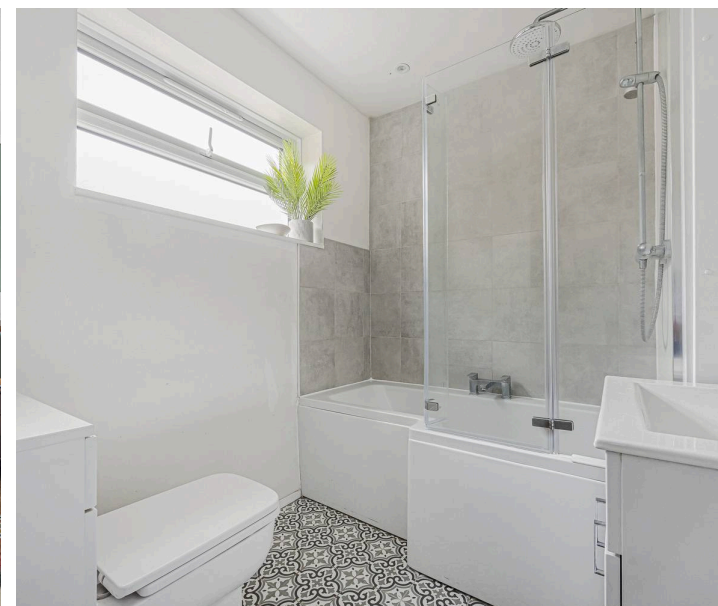
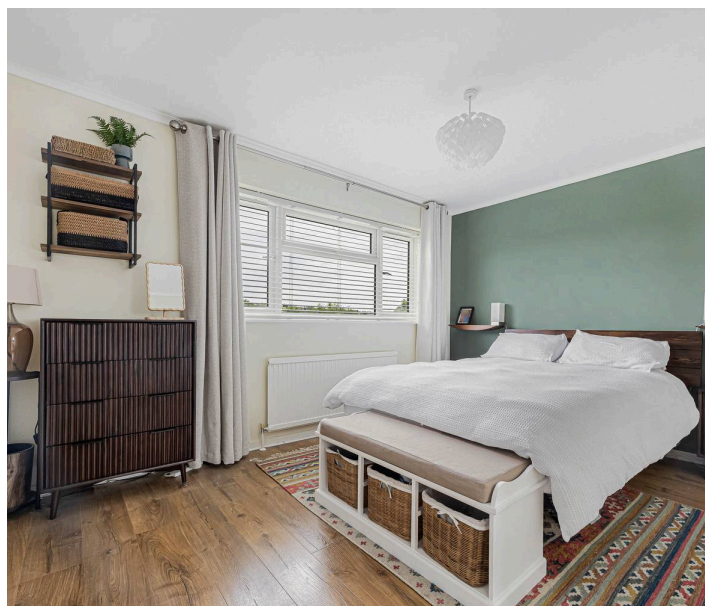
EPC Energy Efficiency Rating: D



## 23 The Briars

High Wycombe

This beautifully presented four bedroom detached family home is situated in a quiet and sought after location, offering convenient access to the protected residents green, the popular Rye Park, town centre amenities and the train station. The spacious accommodation includes a welcoming living room, a formal dining room with patio doors to the rear garden, and a modern fitted kitchen/breakfast room complemented by a separate utility room. A ground floor cloakroom adds further practicality. Upstairs, there are four bedrooms, a study area and a contemporary family bathroom, making this an ideal home for growing families. The property benefits from gas central heating, replacement double glazing throughout ensuring comfort and energy efficiency and newly fitted doors. Additional features include a double garage and driveway parking, providing ample space for multiple vehicles. The delightful rear garden (backing onto mature woodland) offers a tranquil outlook with a patio and lawn with children's play area and social terrace with pergola. This impressive home combines generous living space with a highly desirable location, making it a rare opportunity for those seeking a quality family residence within easy reach of local facilities and excellent transport links. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.

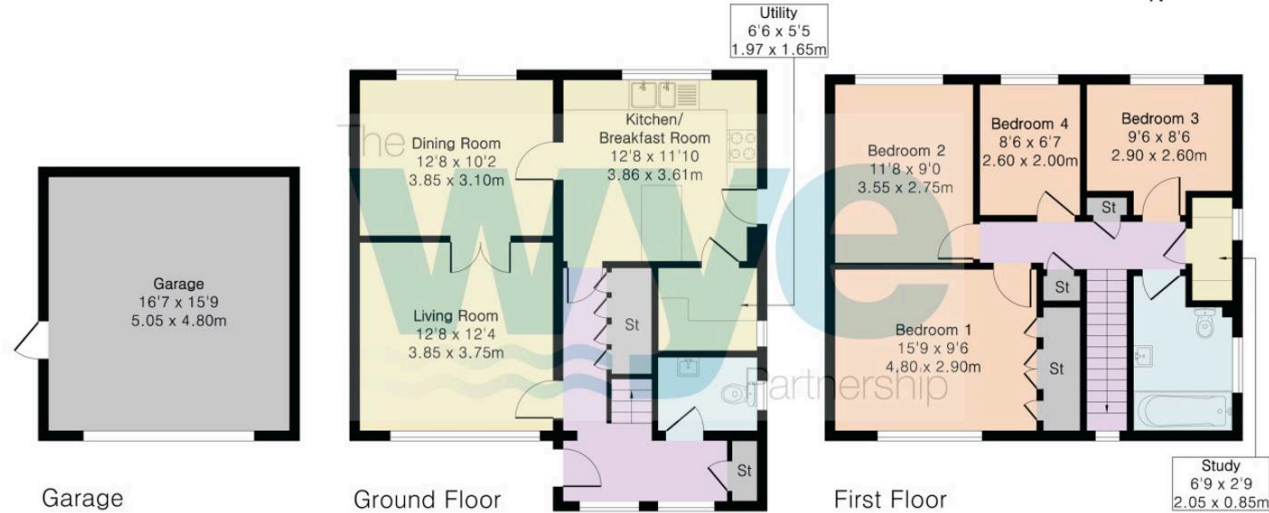


**Approximate Gross Internal Area 1500 sq ft - 140 sq m  
(Including Garage)**

Ground Floor Area 652 sq ft – 61 sq m

First Floor Area 587 sq ft – 55 sq m

Garage Area 261 sq ft – 24 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

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