



12 Chenille Drive

High Wycombe

- A Well Presented Town House To The East Of High Wycombe
- Popular Development Close To Retail Park & The Rye Park
- Entrance Hall With Storage Area, Open-Plan Kitchen/Dining Room/Family Room
- First Floor Sitting Room/Bedroom Four, Main Bedroom With Ensuite Shower
- Two Top Floor Bedrooms & Shower Room
- Attached Garage, Driveway, Enclosed Rear Garden

Located one and a half miles to the east of High Wycombe within the sought after Wye Dene development which is set in 4.5 acres of landscaped space with tree-lined walkways, riverside walks, fitness trails and cycle routes. Within easy access of the town centre with its mainline railway station providing 30 minute trains to London Marylebone as well as direct links to Oxford and Birmingham. There are a large range of leisure, shopping and recreational activities close by. The M40 motorway can be easily reached via Junction 4 at Handy Cross or junction 3 at Loudwater.

Council Tax band: D

Tenure: Freehold: There is an Estate Charge of £500.00 Per annum.

EPC Energy Efficiency Rating: C



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This well presented four bedroom terraced townhouse is situated in a sought after development to the east of High Wycombe, ideally positioned for access to the nearby retail park and The Rye Park. The property offers a welcoming entrance hall with a useful storage area, leading to a spacious open-plan kitchen, dining, and family room that provides a versatile and sociable living space. On the first floor, you will find a comfortable sitting room (which can also serve as a fourth bedroom), along with the main bedroom that benefits from an ensuite shower for added convenience. The top floor comprises two further well proportioned bedrooms and a modern shower room, making this home ideal for families or those seeking flexible accommodation. Additional features include an attached garage and driveway, providing ample parking and storage options. The enclosed rear garden is perfect for relaxing or entertaining guests. With its generous accommodation and prime location close to local amenities, schools, and transport links, this property represents an excellent opportunity for those looking to settle in a popular and well connected area of High Wycombe. Early viewing is highly recommended to appreciate all that this delightful home has to offer.



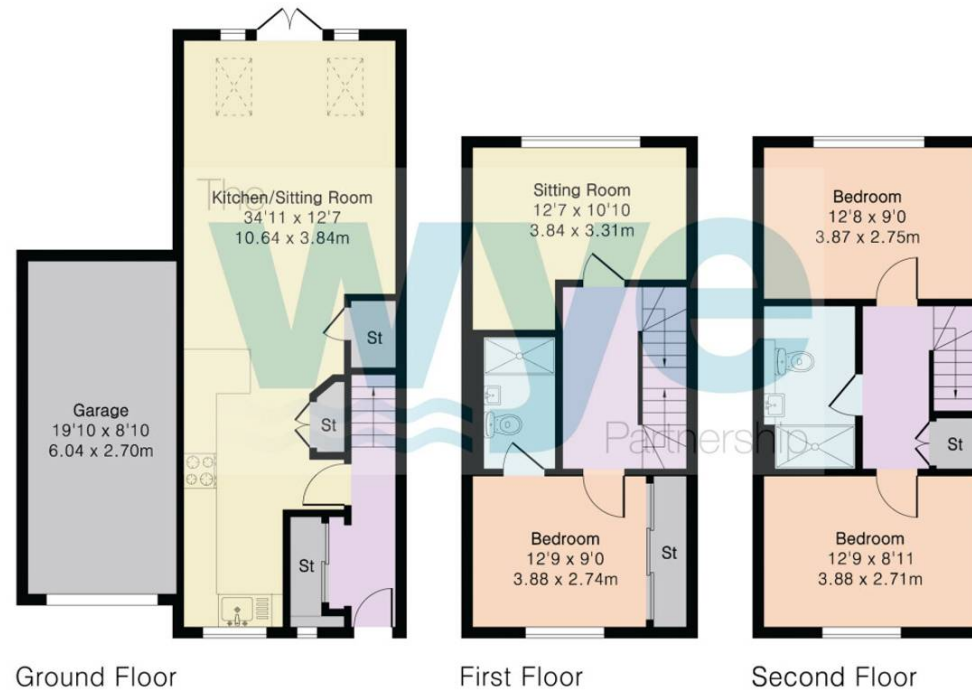
**Approximate Gross Internal Area 1166 sq ft - 109 sq m
(Excluding Garage)**

Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 363 sq ft – 34 sq m

Second Floor Area 363 sq ft – 34 sq m

Garage Area 176 sq ft – 16 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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