



## 39 Barleyfields

Wooburn Green, High Wycombe

- No Onward Chain
- Gas Central Heating
- Two Double Bedrooms
- Good access to J3
- Private Garage
- Own Private Entrance
- Private Balcony
- 82 Year Lease Remaining

Located in a quiet residential area within the village of Wooburn Green in Buckinghamshire, close to the town of High Wycombe. The area has a suburban, family-oriented feel with access to local shops, cafes, pubs and amenities around the village green. It benefits from good transport links, including nearby rail services from Bourne End railway station and Beaconsfield railway station with connections to London, as well as convenient road access via the M40 motorway. The surrounding area offers a mix of countryside and green spaces near the Chiltern Hills, alongside well-regarded local schools and everyday amenities, making it a popular location for commuters and families seeking a quieter village setting within reach of larger towns.

Council Tax band: C

Tenure: Leasehold; 82 Years remaining: Service Charge; £878.77 Per annum: Ground Rent; £10.00 Per annum

EPC Energy Efficiency Rating: C



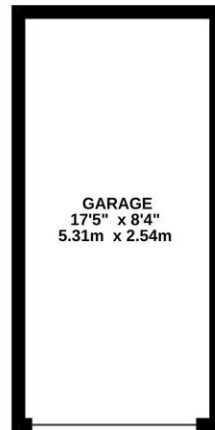
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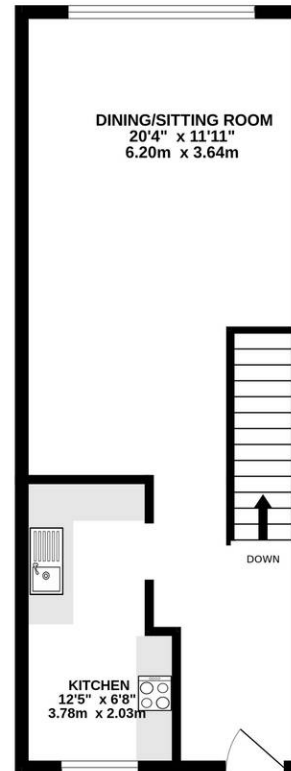
This well-presented two-bedroom flat, offered to the market with no onward chain and providing an excellent opportunity for first-time buyers or investors. The property features its own private entrance, ensuring a sense of privacy and independence. Inside, you will find two generously sized double bedrooms, both offering ample space for furnishings and storage. The spacious living room is bright and welcoming with the kitchen benefitting from plenty of worktop and cupboard space, making it practical for every-day living. The bathroom is neutrally decorated, providing a comfortable and functional space. Additional benefits include gas central heating throughout and a private garage (perfect for secure parking or extra storage). The flat is conveniently located with good access to J3, making commuting and travel straightforward. With its combination of size, privacy, and key features such as the private balcony and garage, this property represents a fantastic opportunity to acquire a comfortable and well-located home. Early viewing is highly recommended to appreciate all that this attractive flat has to offer.



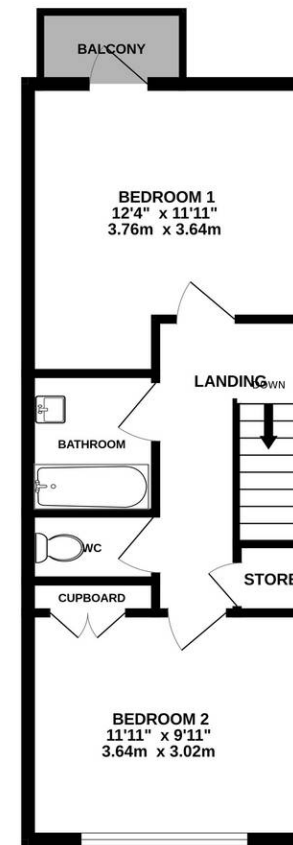
GARAGE  
145 sq.ft. (13.5 sq.m.) approx.



GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.

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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