

wye Partnership

10 Warren Wood Drive, High Wycombe HP11 1DZ

£675,000

10 Warren Wood Drive

High Wycombe

- A Spacious Detached Family Home
- Offering Excellent Potential For Extension If Required
- Sought After Location Backing Onto The Rye Park
- Cloakroom, Living room, Dining Room, Kitchen, Utility Room
- Four Bedrooms, Master bedroom With En-Suite Bathroom, Shower Room
- Good Size Rear Gardens And Overlooking Protected Green To The Front
- Easy Walking Of Town Centre Amenities & Train Station
- No Onward Chain

Situated in a highly desirable location just over 1 mile from the town centre and backing onto woodland and close to The Rye park with open air swimming pool and gym. The town centre is a level walk and provides extensive shopping facilities as well as a mainline railway links with 25-minute trains to London Marylebone as well as direct access to Oxford and Birmingham. There are buses to many destinations and the M40 motorway to junctions 3 & 4 are easily accessible.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C







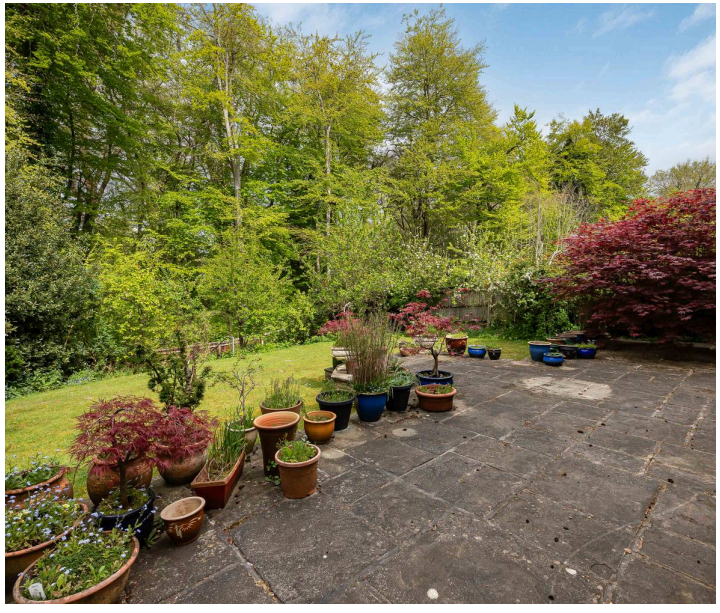
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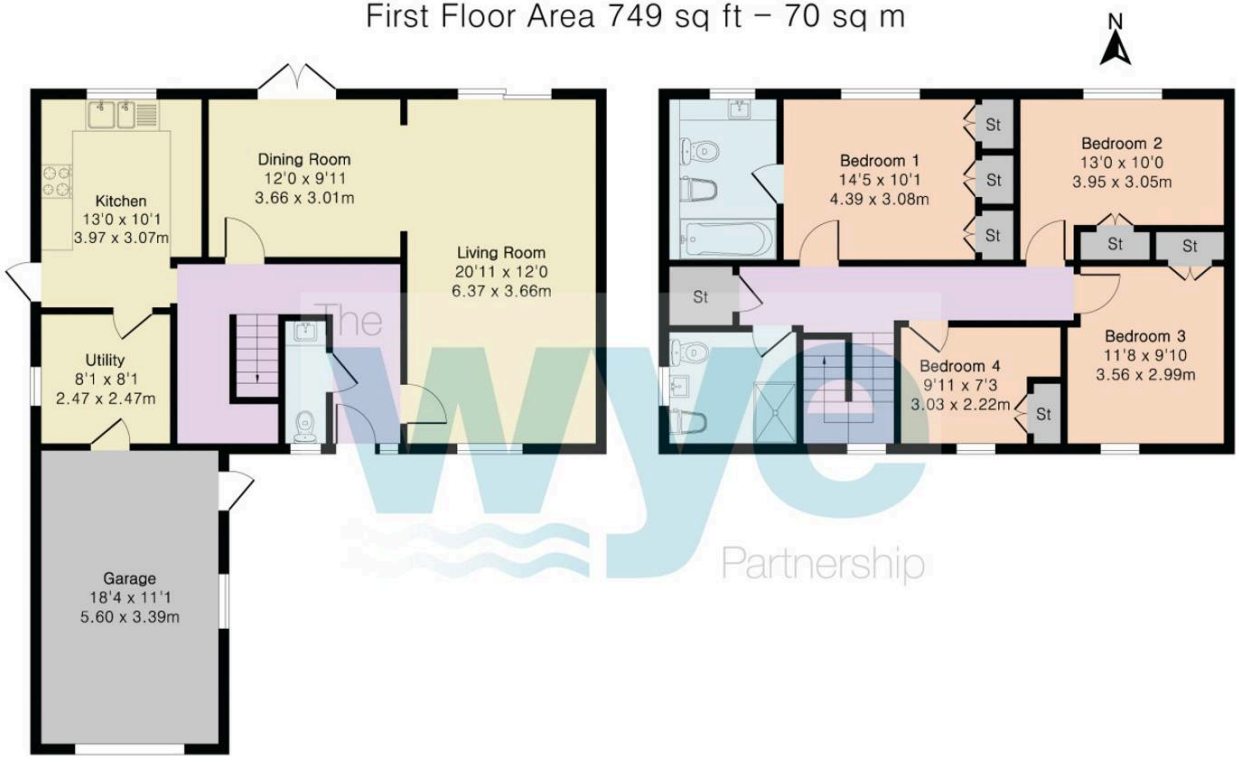
This impressive four bedroom detached house presents a rare opportunity to acquire a spacious family home in a highly sought after location backing onto The Rye Park. The property offers excellent potential for extension if required, making it an ideal choice for those seeking flexibility for future growth. The ground floor accommodation comprises a welcoming entrance hall with cloakroom, a generous living room, a separate dining room, a well-appointed kitchen, and a useful utility room. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with en-suite bathroom, as well as a shower room serving the remaining bedrooms. The home enjoys a pleasant outlook over a protected green to the front, creating a peaceful and attractive setting. Situated within easy walking distance of town centre amenities and the train station, the property is perfectly positioned for convenient access to local shops, restaurants, and transport links. Offered to the market with no onward chain, this detached family home represents an excellent opportunity to secure a substantial property in one of the area's most desirable addresses. Early viewing is highly recommended to appreciate the scope and potential this home has to offer.







Approximate Gross Internal Area 1707 sq ft - 159 sq m
(Including Garage)
Ground Floor Area 958 sq ft – 89 sq m
First Floor Area 749 sq ft – 70 sq m



Ground Floor First Floor

PINK PLAN

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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