



31 Laurel Drive

High Wycombe

- A Three Bedroom Detached Property
- Popular Location To East Of High Wycombe
- Convenient For M40 At J4 & Kingsmead Playing Fields
- Entrance Hall, Cloakroom, Kitchen/Breakfast Room
- Living Room, Dining Room, Conservatory
- Three Bedrooms, Bathroom, Double Glazing
- Gas Radiator Heating, South Facing Garden, Garage
- Offered To The Market With No Onward Chain

Situated two and a half miles to the east of High Wycombe town centre, the property is conveniently situated for junction 3 of the M40 motorway and is easily accessible to local supermarkets and a variety of DIY stores and Wycombe Retail Park. The town centre offers a wide range of shopping and leisure facilities including a mainline rail link with London, Birmingham & Oxford. The property is also within easy reach of local parkland & recreational facilities.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



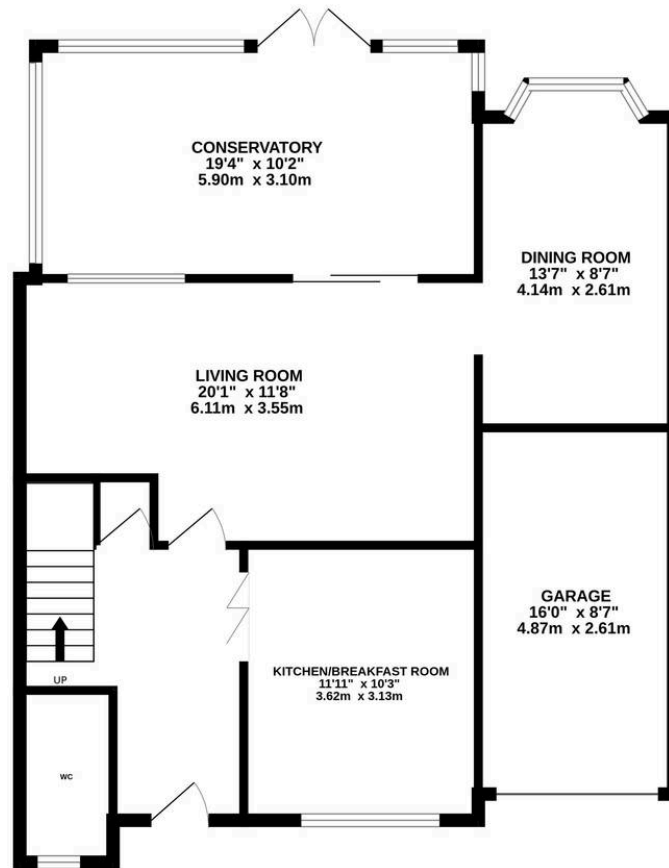
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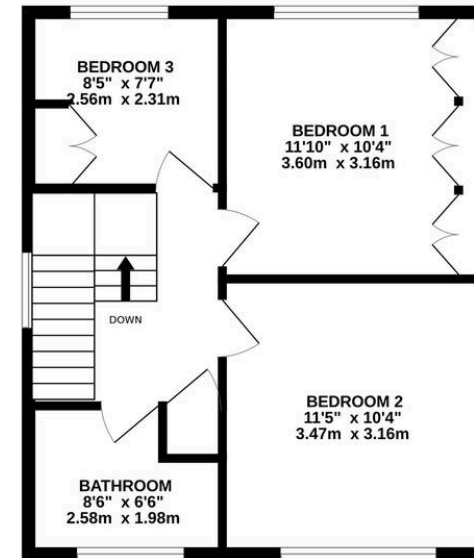
This well-presented three bedroom detached property is situated in a highly sought-after location to the east of High Wycombe, offering excellent access to the M40 at Junction 4 and close proximity to Kingsmead Playing Fields. The accommodation comprises a welcoming entrance hall, a practical cloakroom, a spacious kitchen/breakfast room, a bright living room, a separate dining room, and a conservatory (ideal for relaxing or entertaining). Upstairs, there are three well-proportioned bedrooms and a family bathroom. The home benefits from double glazing and efficient gas radiator heating throughout. Additional features include a garage (providing secure parking or extra storage). This property is offered to the market with no onward chain, making it an attractive option for buyers seeking a straightforward purchase. With its generous living space and convenient location, this detached house presents an excellent opportunity for families or professionals looking to settle in a popular residential area with easy access to transport links and local amenities. Early viewing is highly recommended to fully appreciate all that this property has to offer.



GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 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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