

2 Abbots Way, High Wycombe, HP12 4NR

Asking Price £475,000 *Freehold*

Ideal for growing families and commuters! This versatile link-detached home offers flexible living, driveway parking, M40 access and no onward chain.

- Close To Grammar Schools & M40 Links
- Downstairs Shower Room & Family Bathroom
- Two Reception Rooms
- Well-Presented Throughout
- Three Link-Detached Home
- Well-Presented Throughout
- No Onward Chain
- Kitchen With Breakfast Bar
- Separate Utility Room
- Private Rear Garden
- Driveway Parking
- EPC: C







Situated in the popular Abbots Way area of High Wycombe, this well-presented home offers generous and flexible accommodation, making it an ideal choice for growing families, commuters and those seeking additional space to work from home.

The ground floor welcomes you through an entrance porch into a comfortable and spacious lounge and separate second reception room. To the rear, the kitchen offers a fantastic family space, complete with a breakfast bar. A separate utility room provides additional practicality, while a downstairs shower room adds further convenience.

Upstairs, the property offers three bedrooms, with bedrooms one and two benefiting from built-in wardrobes, alongside a family bathroom.

Externally, the property enjoys a private rear garden, providing an excellent space for outdoor dining, entertaining and family activities. To the front, driveway parking adds further everyday convenience.

Location:
Abbots Way is conveniently situated within High Wycombe, offering easy access to a range of local amenities, shopping facilities and well-regarded schools, including the area's sought-after grammar schools. The nearby M40 motorway provides excellent connections towards London, Oxford and the wider motorway network, making this an attractive location for commuters and families alike.

Combining flexible accommodation, a convenient location and the added advantage of no onward chain, this is a fantastic opportunity for buyers looking for a family home with room to grow.

Freehold Notes
Council Tax band D. EPC band C.

Lease, ground rent and maintenance details have been provided by the seller, but their accuracy cannot be guaranteed, as we may not have seen a copy of the original lease. Should you proceed with the purchase of this property, lease details must be verified by your solicitor.

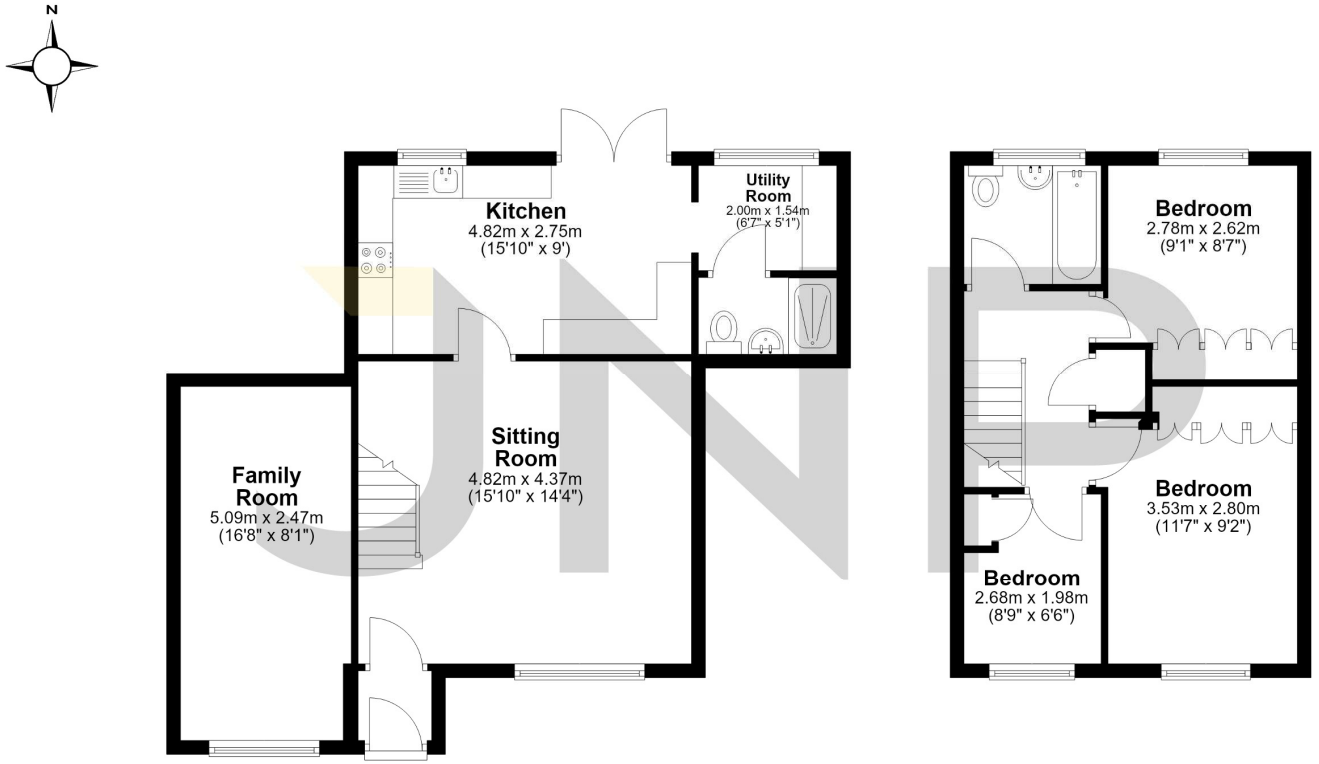
Agents Note
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

AML Disclaimer
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.







Approx. Floor Area 595 Sq.Ft. (55 Sq.M)

Approx. Floor Area 409 Sq.Ft. (38 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 93 SqM (1004 Sq.Ft)

Abbots Way, High Wycombe, Buckinghamshire, HP12 4NR

This floor plan is provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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