Mendip Way High Wycombe HP13 5TE

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**Asking price £330,000**

A stunning, fully refurbished two double bedroom semi-detached home located in a quiet residential area. This fine home is being sold with the added benefit of no onward chain.

## Description

Upon entering the property, you are welcomed into a central hallway, with a convenient cloakroom/WC directly ahead. To the right is the recently refitted kitchen/dining room, featuring a stylish range of units, a four-ring gas hob, integrated oven, grill and microwave, as well as space for a fridge/freezer.

Returning to the hallway, steps lead down into the cosy yet well-proportioned sitting room, complete with light oak flooring and a large window overlooking the rear garden.

The first floor comprises two double bedrooms and a modern family bathroom. The principal bedroom is particularly impressive, benefiting from a vaulted ceiling and fitted wardrobes.

Outside, the property enjoys both front and rear gardens. The paved front garden provides access to the entrance and a secure storage cupboard housing the recently installed combination boiler. To the rear is a raised decked area, ideal for outdoor dining and relaxation, together with a lawn and a variety of mature flower beds and screening.

Further benefits include gas central heating, a full electrical rewire, recently installed UPVC windows and a generous store located on the lower-ground floor.

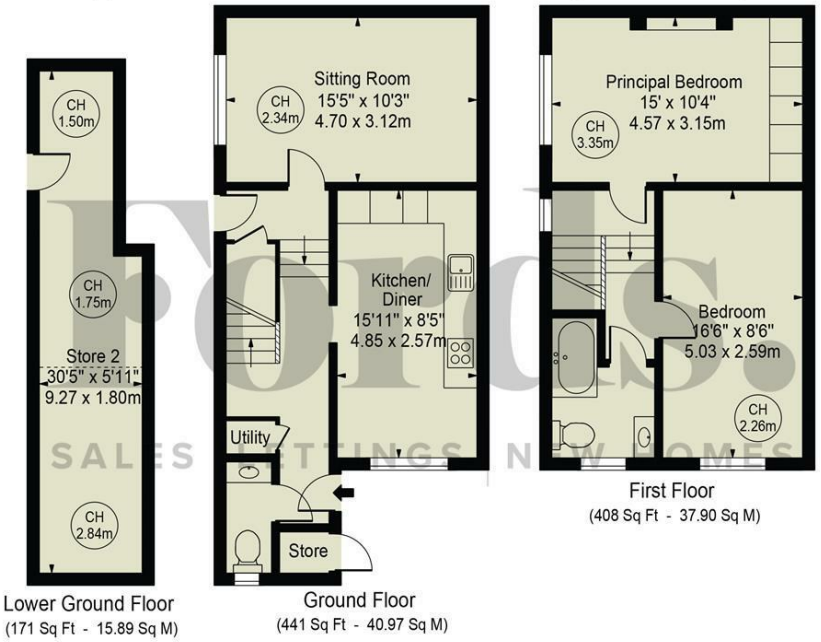
## Situation

Mendip Way is conveniently situated within a popular residential area of High Wycombe, making it an excellent choice for first-time buyers. The location offers easy access to local shops, schools and everyday amenities, as well as High Wycombe town centre, which provides a wide selection of retail, leisure and dining facilities. High Wycombe railway station offers direct services to London Marylebone, while the nearby M40 provides convenient road links towards London, Oxford and the wider motorway network.

## Floor Plans

# Mendip Way

Approx. Gross Internal Area 1020 Sq Ft - 94.76 Sq M
(Excluding Store 2)
Approx. Gross Internal Area Of Store 171 Sq Ft - 15.89 Sq M




For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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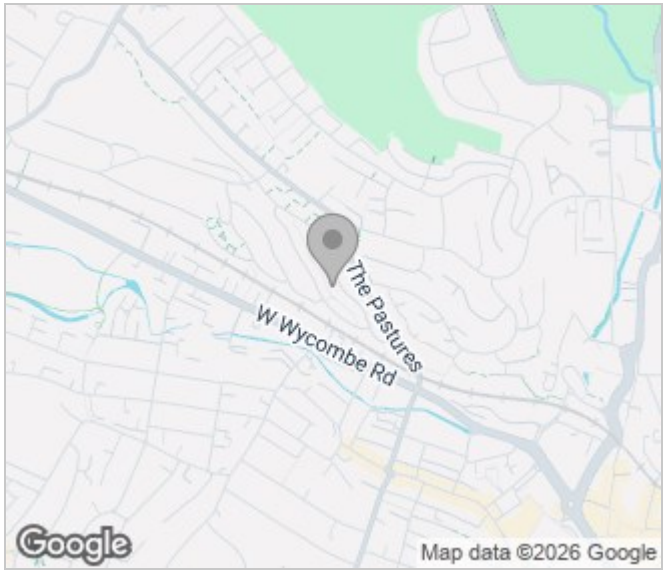
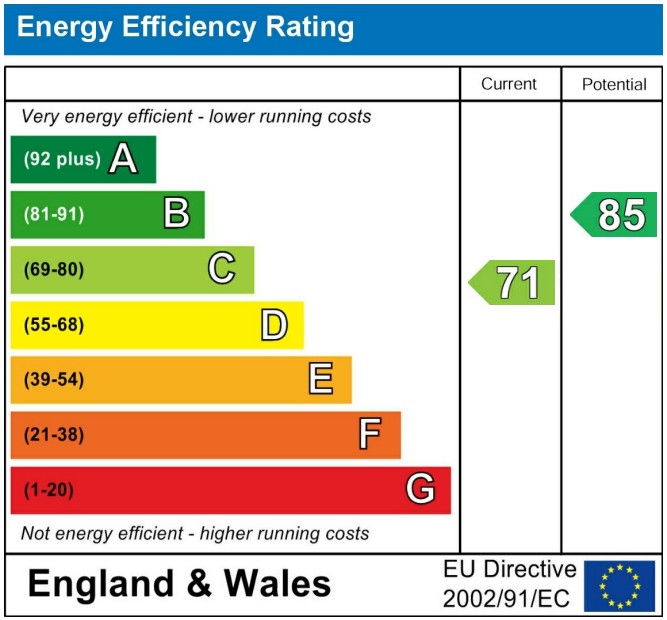
## Area Map




## Energy Performance Graph

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