

# Fords.

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Chequers Avenue High Wycombe HP12 1UD



Chequers Avenue High Wycombe HP11 1GD

**Guide price £300,000**

A beautifully presented two double bedroom luxury apartment, situated in the popular Wye Dene Development on the East-Side of High Wycombe's Town Centre.

## Description

Situated within the popular Chesterfield House development, this well-presented two-bedroom apartment offers approximately 775 sq ft of bright and versatile accommodation, complemented by a private balcony and generous open-plan living space with allocated parking within a private car park.

The property is entered via a welcoming hallway with useful storage and leads through to an impressive open-plan living, dining and kitchen area measuring over 20ft in length. The modern kitchen is well arranged with ample worktop and storage space, while the living area provides an excellent setting for both relaxing and entertaining. Double doors open directly onto a private balcony, creating an attractive extension of the living space.

There are two well-proportioned bedrooms, including a spacious principal bedroom and a further double bedroom, both enjoying good natural light. The accommodation is served by a family bathroom, with the added convenience of an ensuite.

Ideally suited to first-time buyers, professional couples, investors or those seeking a low-maintenance home, the apartment combines generous room sizes with practical living in a convenient location.



## Situation

Wye Dene enjoys a convenient position on the eastern side of High Wycombe, offering excellent access to both the town centre and surrounding Chiltern countryside. The area is popular with commuters, families and professionals alike, benefiting from a wide range of local amenities, well-regarded schools and superb transport connections.

High Wycombe town centre provides an extensive selection of shopping, leisure and dining facilities, including the Eden Shopping Centre, cinema complex, restaurants and cafés. The area is also well served by supermarkets, healthcare facilities and recreational amenities.

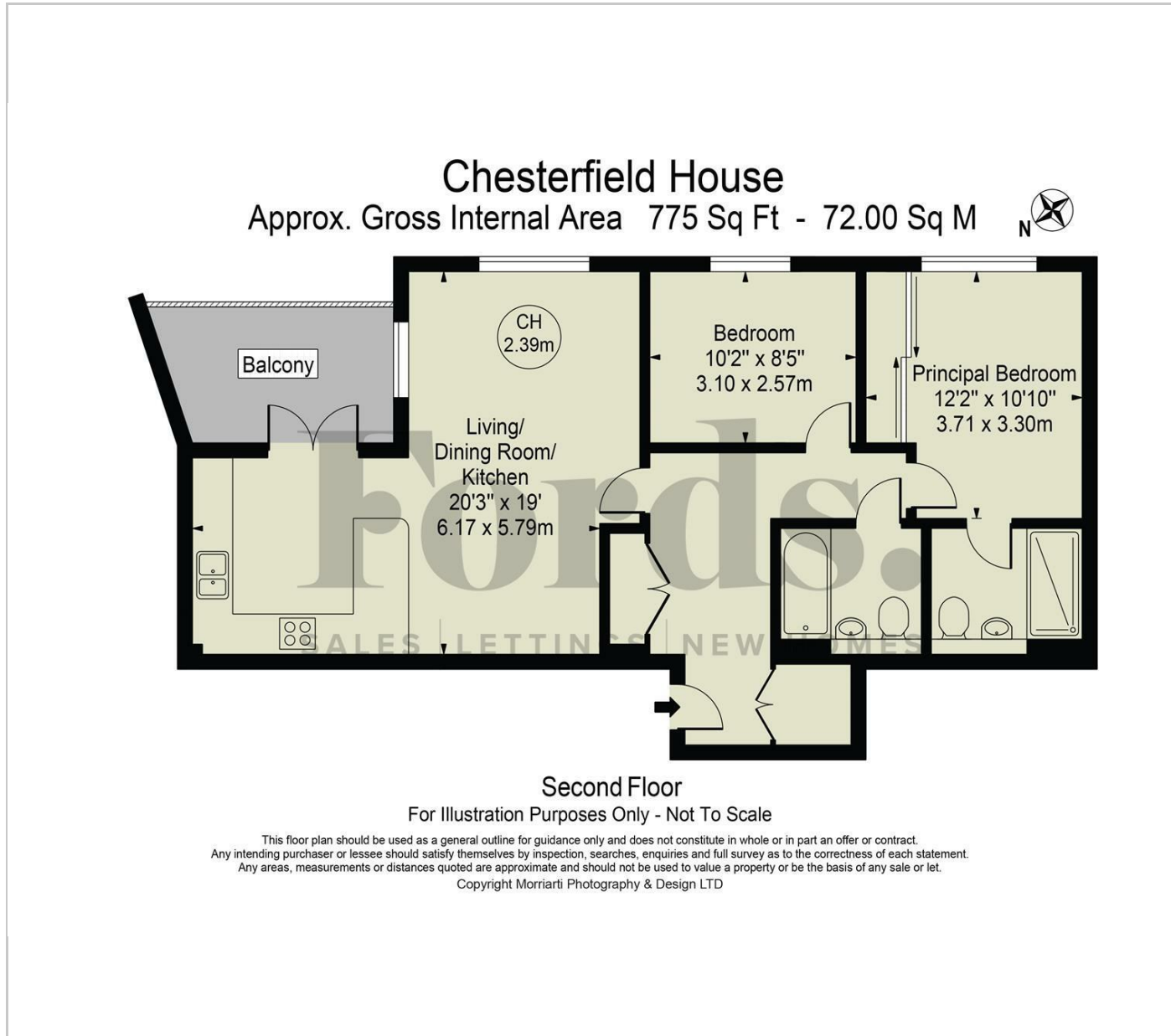
For commuters, High Wycombe railway station offers regular direct services to London Marylebone, whilst the nearby M40 (Junctions 3 and 4) provides convenient access to London, Oxford and the wider motorway network. Local bus routes further enhance connectivity throughout the area.

The property is ideally placed to enjoy the natural beauty of the Chiltern Hills Area of Outstanding Natural Beauty, with numerous walking trails, parks and open green spaces close by. Popular nearby attractions include The Rye, Hughenden Manor and West Wycombe Village, providing excellent opportunities for leisure and outdoor pursuits.

Combining convenience, connectivity and access to beautiful countryside, Wye Dene remains a highly desirable location within High Wycombe.



Floor Plans



Area Map



Energy Performance Graph

