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34 Nelson Close, High Wycombe, Buckinghamshire, HP13 7NS





## 34 Nelson Close, High Wycombe, Buckinghamshire, HP13 7NS

\*Viewings from Saturday 24th July - OPEN DAY NOW CLOSED - Call if you would like to be added to the cancellation list\*

A very well presented three bedroom family home situated at the bottom of a quiet cul-de-sac on the East side of High Wycombe's Town Centre.

**Guide price £425,000**



## Description

You approach the property down the shingle drive cul-de-sac where you will find this property at the bottom on the left-hand side. Upon entering the property through the front door, you are welcomed into the central hallway with the cloakroom on your left-hand side. On your right, you have access into the modern kitchen breakfast room that benefits from integrated appliances such as a fridge freezer, dishwasher, gas hob and electric oven. Through double glass doors in the kitchen, you access the large reception room that leads out onto the rear garden.

On the first floor, there are three bedrooms with the master bedroom benefitting from an ensuite shower room. There is also a family bathroom with a three piece suite.

The rear garden is one of the wider plots within the cul-de-sac and has a patio area spanning the width of the plot with an area laid to lawn. There is also access into the garage from the rear with the added benefit of side access.

Further features include gas central heating, UPVC double glazing, loft storage, a garage and driveway parking for 3 to 4 cars.



## Situation

Nelson Close is situated on the east-side of High Wycombe's town centre - just a short distance from Beechview Primary School, Highcrest Secondary School and the popular Marsh Infant and Nursery School. This fantastic property also benefits from being in close proximity to many local shops and amenities. It is also well connected, being a short drive from High Wycombe train station with routes to London Marylebone, Birmingham Moor Street and West Ruislip.

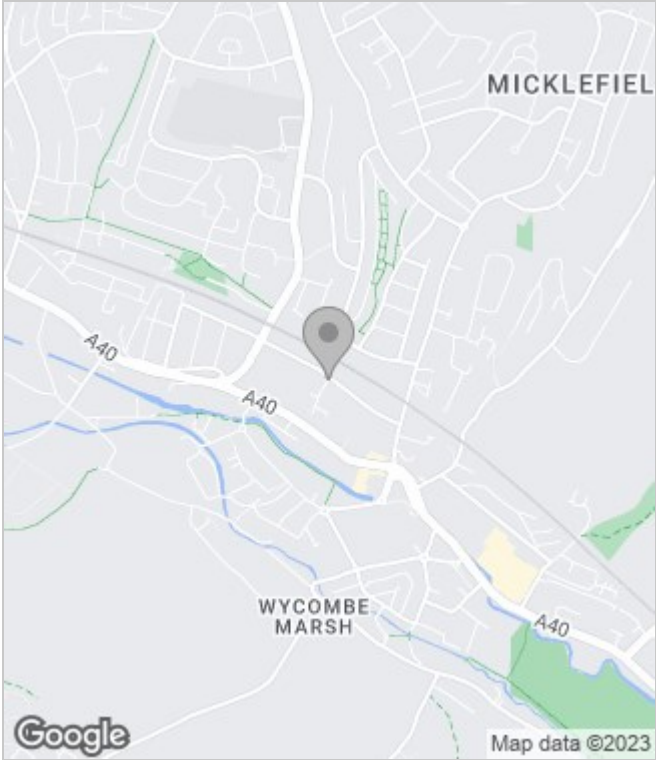




Floor Plans



Area Map



Energy Performance Graph

