



**JNP**

23 Temple Side Gardens, High Wycombe, Buckinghamshire, HP12 3FQ

Offers over £585,000 *Freehold*

Built-in 2008 by Millgate Homes is this rare opportunity to purchase this beautifully presented, four-bedroom, semi-detached family home situated within a private estate located to the west side of High Wycombe.

- Built-in 2009 by the Prestigious Millgate Homes
- Rare Opportunity to Purchase in a Private Estate
- Four Bedroom Detached Family Home
- Private Balcony overlooking Landscaped Garden
- Modern Family Bathroom
- Primary Double Bedroom with En-Suite
- Driveway for Multiple Cars
- Finished to a High Specification Throughout
- Within Catchment of Elite Grammar Schools
- EPC: C



Built-in 2008 by Millgate Homes is this rare opportunity to purchase this beautifully presented, four-bedroom, detached family home situated within a private estate located to the west side of High Wycombe.

The property comprises; an open entrance hallway, a large living room with French doors leading out to the private balcony, a spacious dining room, a modern kitchen with integrated white goods and ample space for a breakfast table with French doors leading out to the garden, one primary double bedroom with en-suite, two further double bedrooms with built-in storage and a further single bedroom or study.

The property further benefits from the utility room, a modern family bathroom, a cloakroom and a private balcony overlooking a beautifully landscaped, south facing garden with access from front to rear. The property has driveway parking for multiple cars and is one of only a few that have a front garden and further benefits from being one of the biggest plots on the development. The location of the property is within catchment for desirable Primary & Secondary schools including Grammar Schools and is within walkable distance to High Wycombe town centre offering the Eden centre shopping precinct with a vast range of cafes, bars

and restaurants and further benefits from being a short drive to High Wycombe train station which offers easy routes into London via the main train line. The property has been finished to an impeccable condition and an internal inspection is highly recommended to fully appreciate. This is an ideal family home suited to a range of viewers.

#### Directions

Head out of High Wycombe town centre in a westerly direction along West Wycombe Road. Head along this road for a considerable way and take a right-hand turning onto Templeside Gardens, follow the road to the top and take a left and the property will be located to your left. You will have reached your destination.

#### Freehold Notes

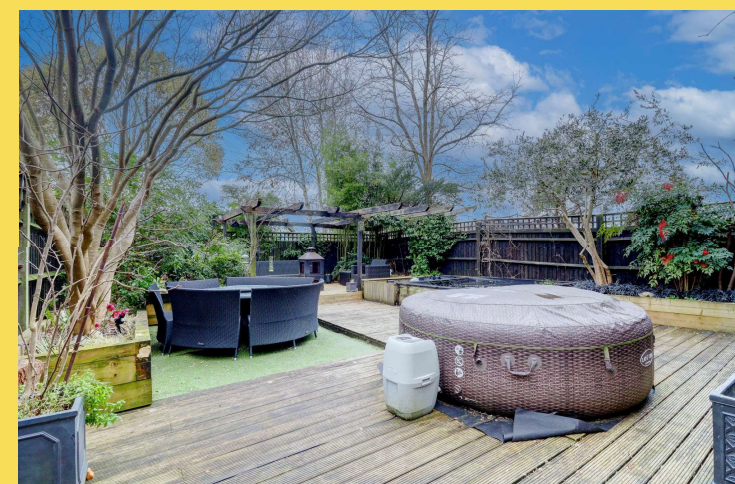
The property offers a potential rental income of £2200.00-2400.00 PCM. Council Tax band E. EPC band C.

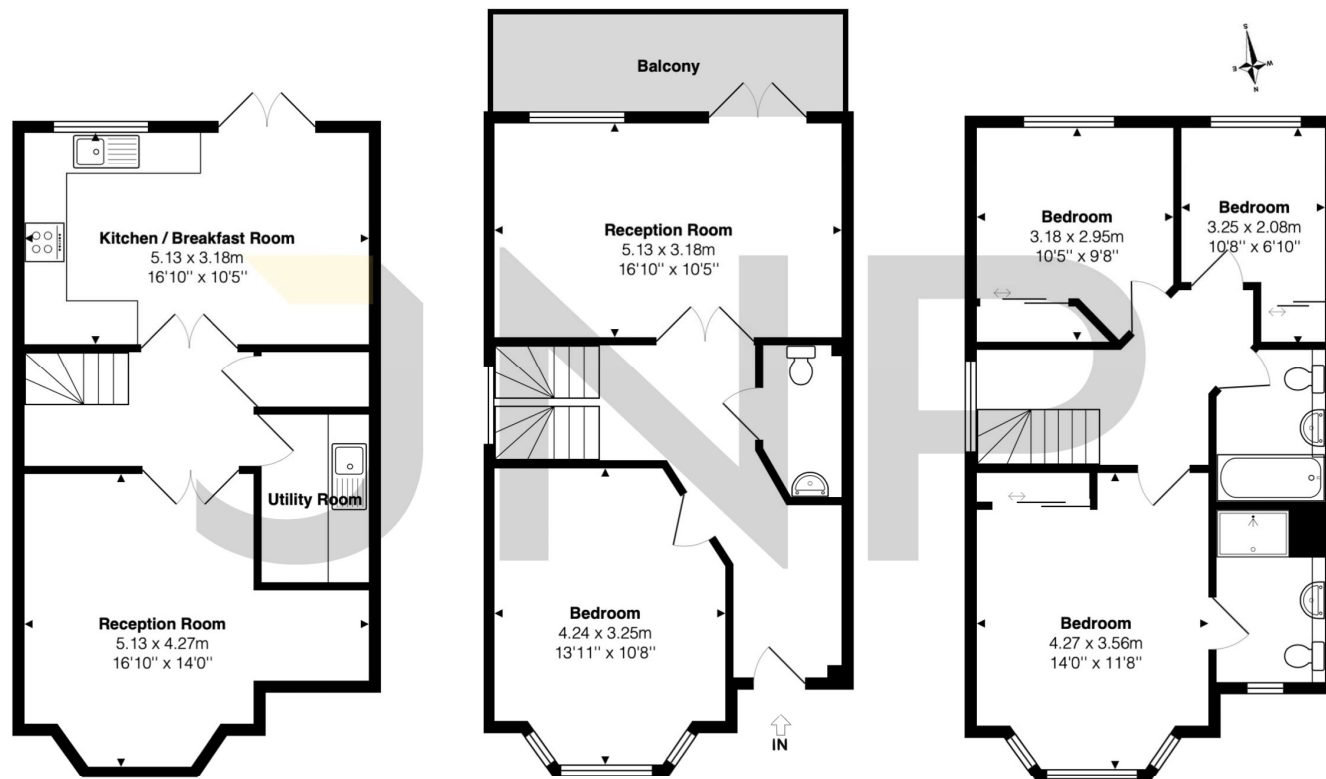
#### Agents Note

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 JNP Estate Agents Ltd.

#### 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.





The approximate total area for the elements of the property represented on the floorplan is 134 SqM (1446 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd 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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