





## Property Description

A charming three-bedroom end of terrace cottage found to the east of High Wycombe. In the popular area known as Pinions, the property is well presented throughout and comprises lounge, kitchen, dining room, utility room, modern bathroom and three bedrooms. There is also a fully boarded, insulated partitioned and heated loft area with power, light and tv point with eaves storage. Outside there is sunny aspect rear garden with gated side access and driveway parking for one to the front. The property is a short distance from High Wycombe town centre and train station.

In contrast to all the tradition and tranquility of the villages surrounding it, High Wycombe town centre has its eyes fixed firmly on the future. Currently in the midst of a massive updating project including expansion of the bustling Eden shopping centre, a brand new leisure centre along with a huge range of busy restaurants and bars, the town is fast becoming the place to live for everyone from first time buyers to seasoned commuters alike. Placed at Junction 4 of the M40 and having a train station in the centre offering a 24 minute commute to London Marylebone, High Wycombe is an ideal location to commute from. With a range of fantastic primary as well as renowned grammar and private schools, education is one of the main reasons people move to High Wycombe and stay there.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements