



24 Leigh Place, High Wycombe, Buckinghamshire, HP11 1DX

**** BUY AT A DISCOUNTED RATE (75% OF MARKET VALUE) ****

An extremely well presented three bedroom semi-detached town house built in 2022 offered to the market in immaculate condition throughout. This beautiful modern property is situated on the sought after Pine Trees development off Daws Hill Lane located

within close proximity to local schools, shops and transport facilities including; Abbey View Primary, junction 4 of the M40 and Waitrose Supermarket at Handy Cross. The accommodation comprises; entrance hall, guest cloakroom, lounge/dining room with patio doors leading out to the garden, large kitchen, three double bedrooms and family bathroom. The property further benefits; remainder of an NHBC & TW warranty, driveway parking, enclosed rear garden with side gate access, gas central heating and UPVC double glazing and solar panels. Annual estate charge of £324.44

THIS PROPERTY IS A PART OF A SHORT AND COMPLETE CHAIN

NO RENT TO PAY TOWARDS UNOWNED SHARE

75% OF MARKET VALUE

ENCLOSED REAR GARDEN

DRIVEWAY PARKING

DOWNSTAIRS CLOAKROOM

MODERN FITTED KITCHEN

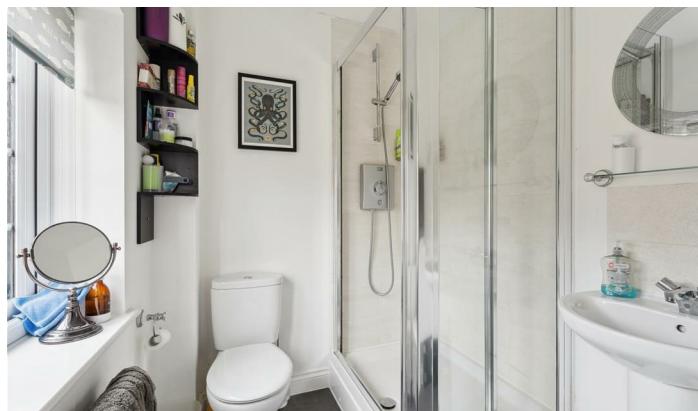
GAS CENTRAL HEATING

CUL-DE-SAC LOCATION

CLOSE TO J4 M40

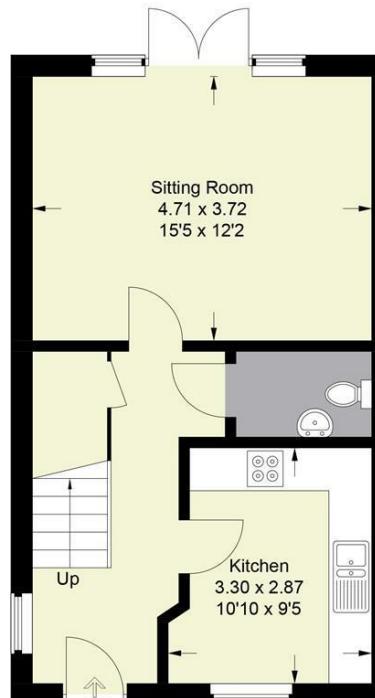
WALK OF GRAMMAR SCHOOLS



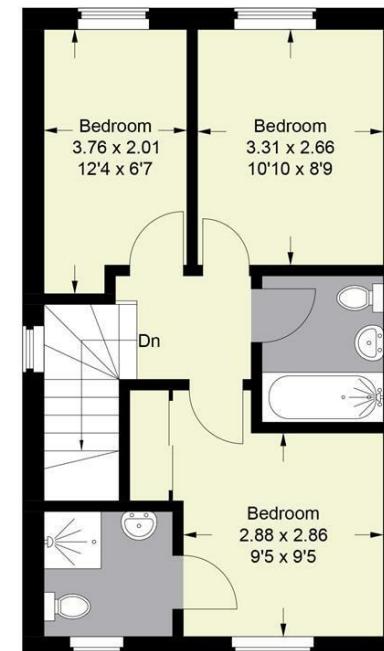




Approximate Gross Internal Area
Ground Floor = 40.7 sq m / 438 sq ft
First Floor = 40.4 sq m / 435 sq ft
Total = 81.1 sq m / 873 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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