





## 12 Garratts Way, High Wycombe, Buckinghamshire, HP13 5SW

A superb opportunity to acquire this three bedroom, semi-detached family home that has been well cared for over the years and comes with a larger than average rear garden for this age and type of property. The property is situated close to the village of Downley with all its amenities, good schools and an abundance of countryside walk across to West Wycombe, Hughenden park and beyond, whilst also being walking distance of the town centre and train station, that offers a direct line service into London Marylebone, making it perfect for those that still need to commute. The accommodation includes; entrance hall, guest cloakroom, fitted kitchen, spacious lounge/diner with doors opening onto rear garden, master bedroom with en-suite bathroom, two further bedrooms and family bathroom. The property also benefits from double glazing, gas central heating, garage with door to garden, driveway parking and a south west facing and enclosed rear garden. An early viewing is highly recommended. Service charge for the development.



**THREE BEDROOM SEMI-DETACHED  
GARAGE AND DRIVEWAY PARKING  
CLOSE TO TOWN CENTRE AND TRAIN STATION  
MASTER BEDROOM WITH EN-SUITE SHOWER  
ROOM  
DOWNSTAIRS W/C  
ENCLOSED AND LEVEL REAR GARDEN  
GAS CENTRAL HEATING  
DOUBLE GLASED THROUGHOUT  
SPACIOUS LOUNGE/DINER  
INTERNAL VIEWING ADVISED**

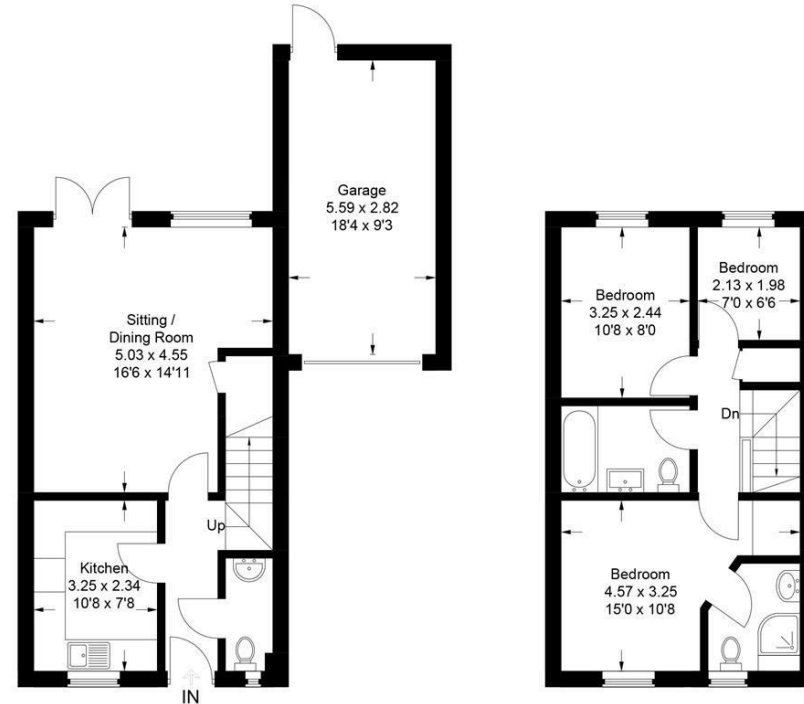








Approximate Gross Internal Area  
 Ground Floor = 38.8 sq m / 418 sq ft  
 First Floor = 38.4 sq m / 413 sq ft  
 Garage = 15.8 sq m / 170 sq ft  
 Total = 93.0 sq m / 1001 sq ft



**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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