





# 46 Milton Place, High Wycombe, Buckinghamshire, HP13 7DN

Offered to the market with NO ONWARD CHAIN and in GOOD CONDITION throughout is this bright and spacious three bedroom semi-detached family home. The property is located on the highly sought after Terriers side of High Wycombe within a modern popular development, situated just a short walk of local schools, shops and transport facilities including the Royal Grammar School, Highworth Combined School and High Wycombe train station (which connects to London Marylebone in less than 30 minutes). The accommodation comprises: entrance hall, guest cloakroom, lounge/diner, conservatory, modern fitted kitchen, three bedrooms and family bathroom. The property further benefits: allocated parking bay (with additional visitors bays available on the development), secluded & enclosed rear garden (with side gate access), well maintained communal gardens, partially boarded loft storage (with pull down ladder & lighting), gas central heating and UPVC double glazing. Please note, there is an annual service charge for the upkeep of the development of £620 per annum.

**NO ONWARD CHAIN**

**GOOD CONDITION THROUGHOUT**

**ALLOCATED PARKING SPACE**

**GUEST CLOAKROOM**

**SECLUDED & ENCLOSED REAR GARDEN**

**CONSERVATORY**

**CLOSE TO POPULAR SCHOOLS**

**SHORT WALK OF SHOPS**

**GAS CENTRAL HEATING**

**UPVC DOUBLE GLAZING**









## Milton Place

Approximate Gross Internal Area  
Ground Floor = 405 sq ft / 37.6 sq m  
First Floor = 330 sq ft / 30.7 sq m  
Total = 735 sq ft / 68.3 sq m



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Estate Agents  
**Hursts**

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)