



3 Tamar Close, High Wycombe, Buckinghamshire, HP13 7BG

Asking Price | £455,000

## Property Features

- Quiet cul de sac location in Loudwater
- Vastly improved and well presented family home
- Light and airy living room
- Double doors opening onto a low maintenance rear garden
- Three well proportioned bedrooms
- Converted garage providing useful storage and utility space
- Driveway parking to the front of the property
- Excellent commuter links
- Close to good local schools and woodland walks
- Awaiting EPC / Council Tax Band E

## Full Description

Located in a quiet cul de sac in the popular village of Loudwater, 3 Tamar Close is a beautifully presented home that has been vastly improved by the current owners to create well planned and stylish family accommodation.

The property is ideally positioned close to Wycombe Heights Golf Club and is well suited to both families and commuters. Excellent road links are available via the nearby M40, providing straightforward access towards London, Oxford and the wider motorway network, while High Wycombe train station offers fast and frequent services into London Marylebone. The area is also well regarded for its schooling, with a range of highly regarded primary and secondary schools nearby, and for those who enjoy the outdoors there are a number of scenic woodland walks right on the doorstep.

The accommodation is bright and welcoming throughout. On the ground floor there is a light and airy living room which flows seamlessly into the modern kitchen/breakfast room. The kitchen is fitted with contemporary units and integrated appliances, creating a practical yet sociable space, with double doors opening directly onto the rear garden, ideal for both everyday living and entertaining.

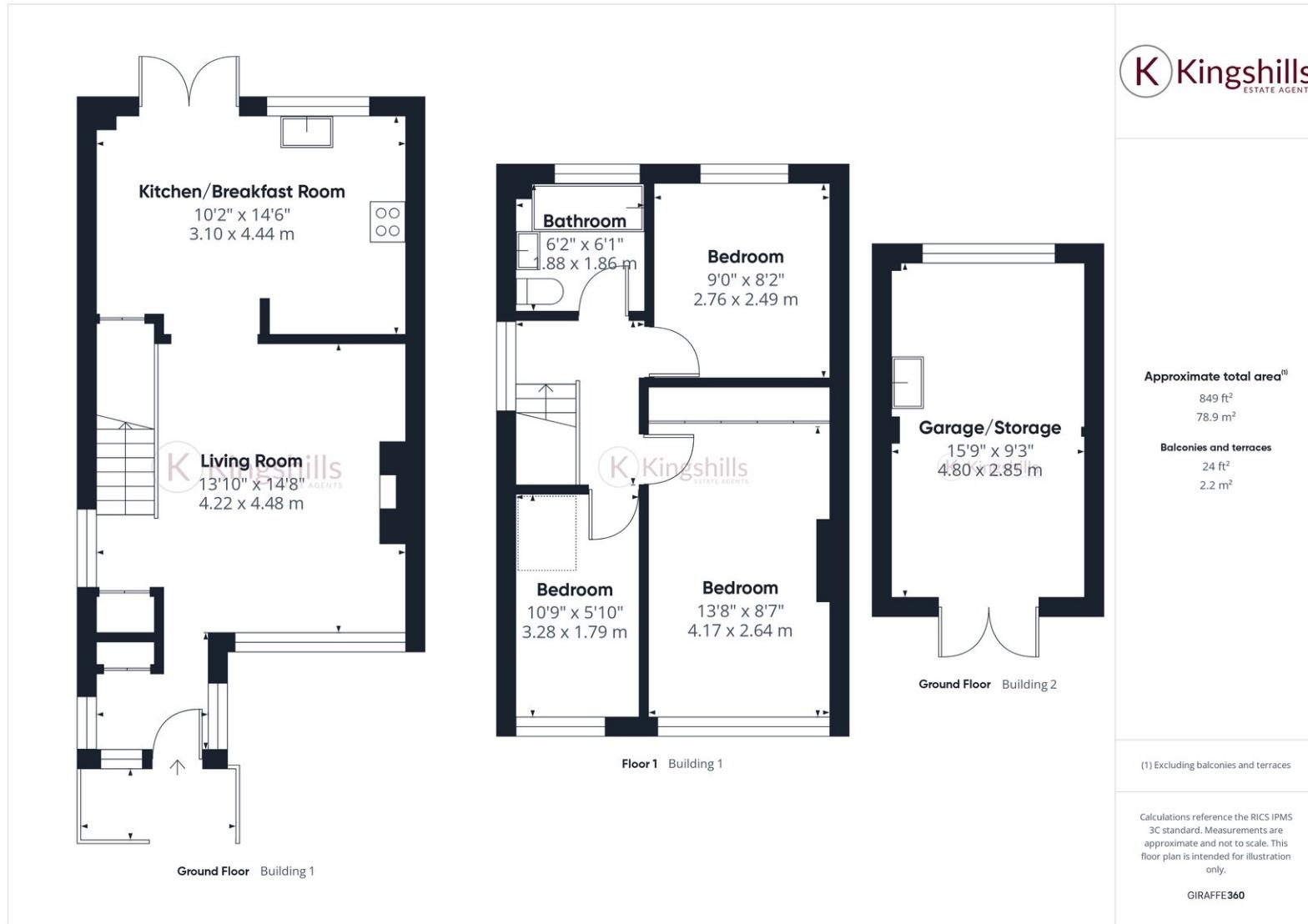
To the first floor there are three well proportioned bedrooms, all served by a modern family bathroom. Further benefits include double glazing and gas radiator heating throughout.

Outside, the rear garden offers a good degree of privacy and has been designed for low maintenance, featuring a combination of patio and decking along with a secluded seating area. The converted garage provides excellent additional storage and utility space. To the front of the property there is driveway parking.

Overall, this is a superbly presented home in a highly convenient location, perfectly balancing modern living with easy commuting, good schooling and access to attractive countryside walks.







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