



3 Bedroom Terraced House  
Redhouse Close, High Wycombe,  
Buckinghamshire

Thames &  
Country

OIEO £400,000

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# 8 Redhouse Close, High Wycombe, HP11 1TT



Impeccably presented 856 sq ft 3 bedroom & Garage two-storey terraced home in desirable Cressex location

- Ground floor featuring spacious lounge-diner with under-stairs storage
- Contemporary Magnet kitchen with high-gloss cabinets and integrated appliances,
- Three levels of remote-controlled LED lighting in kitchen for ambiance
- First floor comprising spacious landing area, two large double bedrooms and one versatile smaller bedroom/office
- Fully tiled family bathroom with power shower over the bathtub
- Exquisitely landscaped rear garden with Italian grey porcelain tiles and bespoke LED lighting
- Separate garage with loft, power, remote-controlled electric door, and water storage system
- Fully boarded loft space in with ladder, lighting, and power for additional storage
- Double-glazed throughout with high-quality internal and external finishes
- Convenient location within walking distance of schools, shops, and transport links,
- Ideal for both families and commuters, with easy access to M40/A404 and rail services to London
- EPC rated C and Council Tax Band C - Gigabit Fibre available

Thames & Country, Marlow International Parkway Marlow Buckinghamshire SL7 1YL

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		



# Thames & Country

## 8 REDHOUSE CLOSE



Ground Floor



First Floor

**Approx Gross Internal Area**


67.00 m<sup>2</sup>

721.12 Sqft

**Garage**

12.61 m<sup>2</sup>

135.72 Sqft

			
3	1	1	1

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Thames & Country ©2023

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