



5 Venics Way, High Wycombe, Buckinghamshire, HP11 1LN

Asking Price | £535,000

Property Features

- Stunning Town House
- No Upper Chain
- 4/5 Bedrooms
- Master with En suite & Juliette Balcony
- Bedroom 2 with En Suite Shower Room
- Open Plan Living Room/Dining/Kitchen
- Popular Wye Dene Development
- Kitchen with Fitted Appliances
- Enclosed Rear Gardens
- EPC 85C/ Council Tax Band E

Full Description

This beautifully presented four-bedroom townhouse is located on the highly sought-after Wye Dene Estate in High Wycombe, Buckinghamshire. Occupying a prime position within the development, the property enjoys an attractive outlook over landscaped residential gardens creating a peaceful and welcoming setting. The Wye Dene Estate offers landscaped green spaces, riverside walks, and fitness trails, while High Wycombe town centre is only a short distance away, providing excellent shopping, dining, and leisure facilities, along with direct train services to London.

Built in 2017 by Berkeley Homes and benefitting from the remaining NHBC warranty, this property is arranged over three floors and thoughtfully designed with modern family living in mind. On the ground floor, the entrance hall leads into a spacious open-plan kitchen, dining, and family area, with French doors opening onto the rear garden. The kitchen is fitted with contemporary units and integrated appliances, providing both style and practicality. A convenient downstairs WC completes this level.

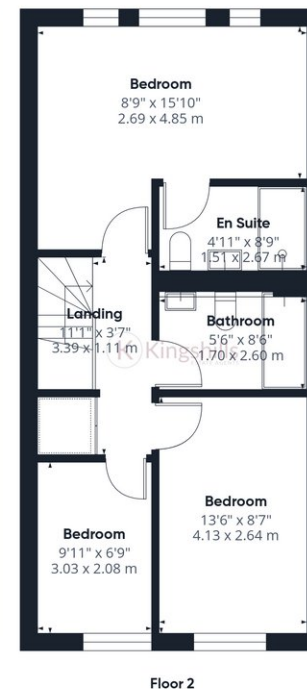
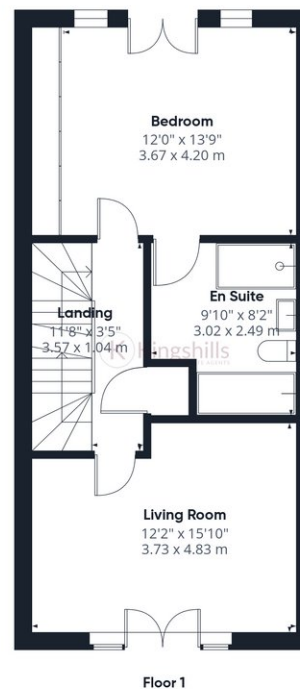
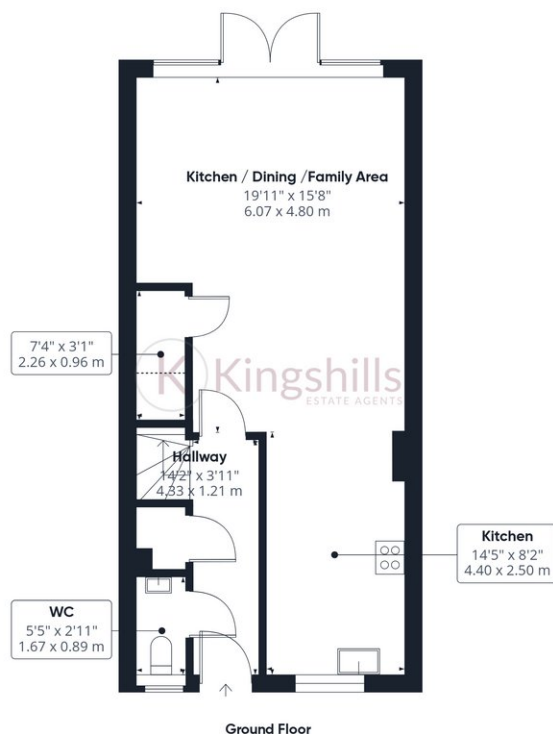
On the first floor, there is a separate living room that could also serve as an additional bedroom, playroom or home office. The principal bedroom is also on this floor and features fitted wardrobes, a Juliette balcony, and a beautifully appointed en suite bathroom with both a bath and separate shower. The top floor offers three further bedrooms. Bedroom two benefits from its own en suite shower room, while a family bathroom with both a bath and shower serves the remaining bedrooms, providing a comfortable and relaxing space for the household.

Outside, the property benefits from undercroft parking, providing secure off-street parking with direct access into the home through the rear garden. The garden itself is attractively landscaped, featuring two patio areas, a lawned section, and mature shrubs, creating a pleasant space for relaxing or entertaining.

Combining stylish modern design, versatile accommodation, and a superb position within this desirable development, this townhouse offers an excellent opportunity for families or professionals seeking a high-quality home with convenient access to High Wycombe and London.







Approximate total area⁽¹⁾

1508 ft²

140.1 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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