



16 Warren Wood Drive, High Wycombe, Buckinghamshire, HP11 1DZ

Asking Price | £695,000

## Property Features

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- Detached Family Home
- Set over 4 Floors
- Located near The Rye Park
- 4 Bedrooms
- Kitchen & Dining Room
- Light & Spacious Living Room
- Conservatory Leading onto Rear Garden
- Charming Cottage Garden with Summerhouse
- Walking Distance of the Town Centre
- EPC 45 E / Council Tax Band F

## Full Description

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This charming 4-bedroom detached property, located in the picturesque vicinity of High Wycombe's renowned green space, The Rye, offers a truly idyllic family living experience. Set over four generously proportioned floors, this home creates the perfect balance between modern living and tranquil surroundings with plenty of space for the whole family.

Upon entering the property, there is an inviting entrance hall on the ground floor, where you'll find a modern and well-appointed kitchen and dining room, perfect for hosting family gatherings and social events. Descending to the lower ground floor, you'll discover a spacious light filled lounge with patio doors and entrance to the delightful conservatory that has access to the charming rear garden. There is also a conveniently located bathroom.

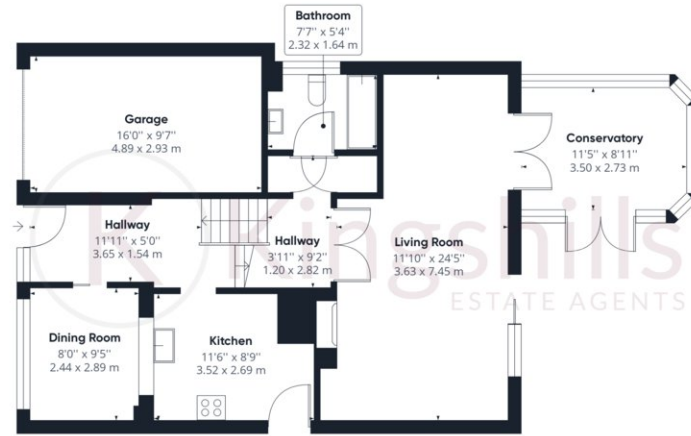
The first floor accommodates two comfortable bedrooms along with a well-equipped shower room, while the second floor boasts two more bedrooms, making this property an ideal family retreat with ample space for everyone to enjoy their privacy.

To the front of the property there is a front garden with lawned area and privacy hedge, a driveway suitable for parking several vehicles and a garage. The real feature of the property is the country cottage style rear garden which is full of a great combination of shrubs and perennial planting that will come back year after year. There are two patio areas, making it the perfect social space for entertaining friends and family. There is also a useful garden shed for hiding away garden clutter.

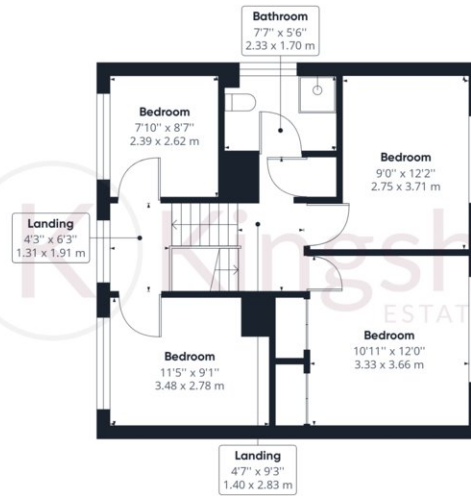
The property's proximity to The Rye ensures easy access to lush greenery, offering a peaceful escape from the hustle and bustle of daily life. The Rye is an expansive park, covering approximately 53 acres where families flock to enjoy picnics and children can enjoy the woodland adventure play area. If you are seeking relaxation visit the Boathouse to savor a cup of coffee or if you are looking for something more energetic head for the tennis courts or take a refreshing dip at the lido. The Rye is within a short walk of High Wycombe town centre making it easily accessible to enjoy all the amenities that this vibrant town has to offer or take a jump on the train into London Marylebone in under 30 minutes.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1500.15 ft<sup>2</sup>  
139.37 m<sup>2</sup>

Reduced headroom

1.09 ft<sup>2</sup>  
0.10 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements