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ESTATE AGENTS

23 London Road, High Wycombe, Buckinghamshire, HP11 1BJ





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**£650,000**

A unique and rare opportunity to purchase this wonderful period home situated opposite the Rye Park. This elegant home has been renovated and restored over recent years to offer 5 double bedrooms, 2 bathrooms and 2 reception rooms with views over the park.



## Description

You approach the property through the front garden via a paved pathway with a brick and flint boundary wall to your right and a pleasant view of the front aspect. Through the glazed front door, you are welcomed into the central hallway with the stairs to your right. Through the door to your left, you enter the open plan kitchen dining area with French doors leading out onto the front garden enjoying views over the park. The kitchen has recently been refitted and offer gloss units with a quartz worktop, integrated Neff oven & grill, Neff induction hob, Neff extractor fan and Neff dishwasher.

On the first floor, there is the principal bedroom, sitting room and refitted family shower room.

On the second floor, there are a further two double bedrooms and a refitted family bathroom.

The property also benefits from a lower ground floor which has undergone a full refurbishment. Currently, these rooms are used as a guest bedroom and home office, however, the accommodation could be a playroom, home cinema or second sitting room. To complete this level, there is also a utility room with a toilet.

The rear garden is mainly laid to lawn with a patio space for entertaining and several mature plants & flower beds. There is also a herringbone pathway up the rear garden where you can access the driveway parking for three to four cars.



## Situation

This home is in a prime position close to the mainline railway station and town centre. Via the Chiltern Railway service, you can be at London Marylebone Station in just 28 minutes. This mainline station also serves commuters to Birmingham, Banbury, Aylesbury and not forgetting the Bicester shopping outlet. For commuters by road, the location is very convenient too, as High Wycombe benefits from two M40 motorway junctions J3 & J4 with J4 just 2 miles away. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. All walkable from the property and in high demand, there's Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden.





# Floor Plans

## London Road

Approx. Gross Internal Area 1670 Sq Ft - 155.15 Sq M

**Basement**  
(388 Sq Ft - 36.06 Sq M)

- Bedroom 14'9" x 9'10" (4.50 x 3.00m)
- Bedroom 11'9" x 11'8" (3.58 x 3.56m)

**Ground Floor**  
(440 Sq Ft - 40.90 Sq M)

- Kitchen 10'11" x 10'7" (3.33 x 3.23m)
- Living/ Dining Room 11'10" x 11'7" (3.61 x 3.53m)

**First Floor**  
(436 Sq Ft - 40.47 Sq M)

- Principal Bedroom 11'9" x 10'6" (3.58 x 3.20m)
- Sitting Room 12'8" x 10'8" (3.86 x 3.25m)

**Second Floor**  
(406 Sq Ft - 37.73 Sq M)

- Bedroom 11'11" x 10'7" (3.63 x 3.23m)
- Bedroom 11'11" x 11'5" (3.63 x 3.48m)

**For Illustration Purposes Only - Not To Scale**

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

# Area Map



# Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	