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ESTATE AGENTS

40 Lucas Road, High Wycombe, Buckinghamshire, HP13 6HP



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Guide price £850,000

A recently renovated four-bedroom home situated on High Wycombe's most sought-after Lucas Road. This fine home offers 2,200 square foot of accommodation with an impressive 90ft west-facing rear garden.

Description

Upon entering the property through the front door, you are welcomed into a spacious hallway with the recently refitted cloakroom on your left-hand side and stairs in front. To your left, you have the stylish triple aspect sitting room which enjoys a south-facing view towards The Rye Park and a newly installed sliding door leading out onto the rear garden. Back through the hallway, you have the access into the recently renovated dining room and kitchen breakfast room. The kitchen boasts shaker style cabinetry, granite worktops, brass hardware, a kitchen island with integrated wine cooler and a number of other integrated appliances. There is also a large utility room accessed via the kitchen with stairs into the large family room.

On the first floor, there are four well-proportioned bedrooms. The principal bedroom enjoys a 180-degree view over The Rye Park and beyond. The principal bedroom has the added benefit of an ensuite shower and fitted wardrobes. The family bathroom has recently been refitted and benefits from a bathtub, walk-in shower and large vanity unit.

The 90ft rear garden has an enclosed west-facing aspect which also benefits from far-reaching views. The mature garden is mainly laid to lawn with a patio for entertaining and side access from both sides of the property.

Further features include gas central heating powered by a Worcester Greenstar 30 CDI Conventional boiler, UPVC double glazing, ample loft space, an integral garage and driveway parking.



Situation

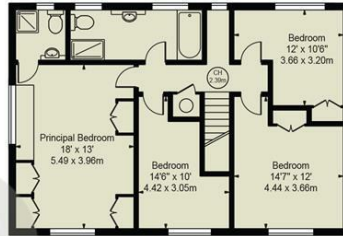
Lucas Road is positioned on the North Side of High Wycombe's town centre, within easy reach from the mainline train station and in close proximity to well renowned schools. The town centre is also just a short walk where there is a vast array of shopping facilities. Via the Chiltern Railway Service, you'll be at London Marylebone Station in just 27 minutes or Oxford in 38 minutes. 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. Heathrow Airport is also just a 30 minute drive from the property.



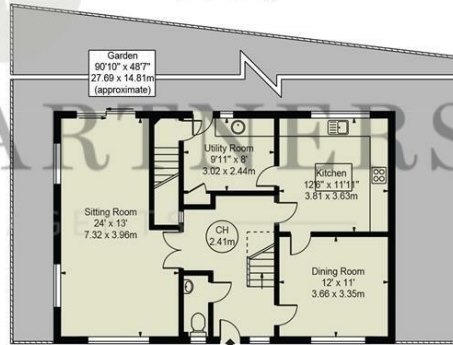
Floor Plans

Lucas Road

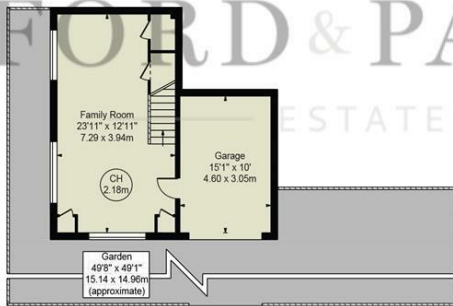
Approx. Total Internal Area 2198 Sq Ft - 204.20 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 151 Sq Ft - 14.03 Sq M



Second Floor
 (864 Sq Ft - 80.27 Sq M)



First Floor
 (864 Sq Ft - 80.27 Sq M)



Ground Floor
 (470 Sq Ft - 43.66 Sq M)

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) A		
(81-91) B		80
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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