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ESTATE AGENTS

67A Amersham Road, High Wycombe, Buckinghamshire, HP13 5AA



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Offers over £875,000

An attractive detached family home boasting three/four bedrooms situated on a 0.25-acre plot in close proximity to the Royal Grammar School.

Description

Upon entering through the front door, you are welcomed into the spacious central hallway with the staircase in front. To the right, a triple-aspect sitting and dining room awaits, with French doors leading to the rear garden. The hallway also provides access to bedroom four/study, a downstairs shower room, and a recent extension housing the impressive kitchen. The kitchen stands out with its apex ceiling, multiple Velux windows, a five-ring gas hob, double ovens, and an integrated dishwasher.

Ascending to the first floor, you'll find three generously sized bedrooms and a newly renovated family bathroom. The landing benefits from a picture window offering views of the rear garden. The property sits on a substantial 0.25-acre plot with 50 feet of frontage. The front garden provides ample space for four to five vehicles and features a lawn area. The west-facing rear garden boasts a generous patio for entertaining and extends 130 feet to the rear boundary. Additionally, there is a detached garage partially converted into a gym.

Situation

Located on Amersham Road, towards the north side of High Wycombe's Town Centre, the property is in close proximity to the mainline train station and reputable schools, both state and independent. Notable schools in the area include Godstowe, The Royal Grammar School, Wycombe Abbey, John Hampden Grammar School, and Wycombe High Grammar School. The mainline train station is just 0.2 miles away, providing a 28-minute journey to London Marylebone Station and connecting to Birmingham, Banbury, Aylesbury, and the Bicester shopping outlet.

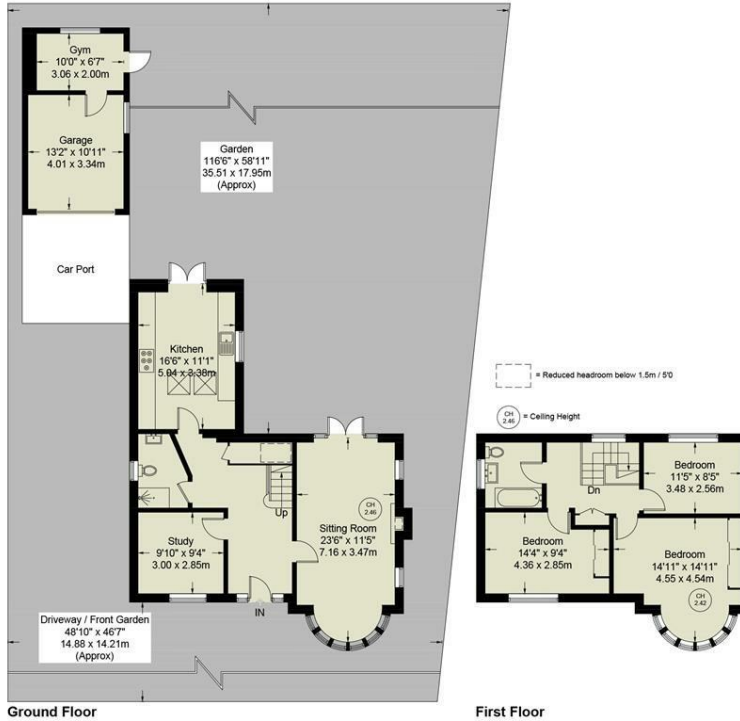
For commuters by road, High Wycombe offers convenience with two M40 motorway junctions (J3 & J4), the latter being only 2 miles away. The property's central location means it is within walking distance to the hospital, supermarkets such as Tesco, Morrisons, Sainsburys, Aldi, Lidl, and M&S, while also being a short drive to Waitrose and the sports centre, all with parking facilities.



Floor Plans

67A Amersham Road, HP13 5AA

Approximate Gross Internal Area
 Ground Floor = 758 sq ft / 70.4 sq m
 First Floor = 555 sq ft / 51.6 sq m
 Garage / Gym = 214 sq ft / 19.9 sq m
 Total = 1527 sq ft / 141.9 sq m



Floor Plan produced for Ford & Partner by Media Arcade ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
England & Wales	EU Directive 2002/91/EC	