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ESTATE AGENTS

2 Lucas Road, High Wycombe, Buckinghamshire, HP13 6QE



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HP13 6QE

Guide price £750,000

A four bedroom detached home situated in one of the most sought after locations in High Wycombe with potential for redevelopment (STPP).

Description

As you step inside the front door, you are welcomed into the porch with space for coats and shoes. Through the door in front, you enter into the central hallway with the stairs to your left. The hallway seamlessly connects to various living spaces, including a welcoming reception room, a well-appointed kitchen, a family bathroom, and two generously sized double bedrooms, one of which boasts an ensuite shower.

On the first floor, there are a two further bedrooms and additional eaves storage.

Outside, the property sits on a plot of 0.22 acres with 100 feet of frontage on arguably the most sought-after location in High Wycombe. It is thought planning consent could be achieved to either extend the current dwelling, or a replacement dwelling subject to the usual consent being obtained.

Situation

Located in an enviable position, within the Chiltern Hills AONB and conveniently located to the countryside of the Thames Valley, the property enjoys views over the surrounding area and is set within a well screened mature plot. Access to the mainline station is approximately a five minute walk with lines to London Marylebone (fastest train approximately 26 minutes), Oxford and Birmingham. The property is also conveniently located to the M40 leading to the M25 and national motorway network and airports.

Excellent local schooling is available within the town and local area including several 'outstanding' grammar schools for both boys and girls and within the private sector there is Godstowe, Wycombe Abbey and Pipers Corner. The town of High Wycombe includes a comprehensive range of shopping including the Eden Centre, John Lewis and Waitrose. Entertainment facilities include cinemas, Wycombe Swan Theatre, sports centre including pool and climbing wall, bowling and various sports clubs including football, rugby, cricket, walking, cycling, golf, archery and water sports. There are also several local activities, giving a strong sense of community.

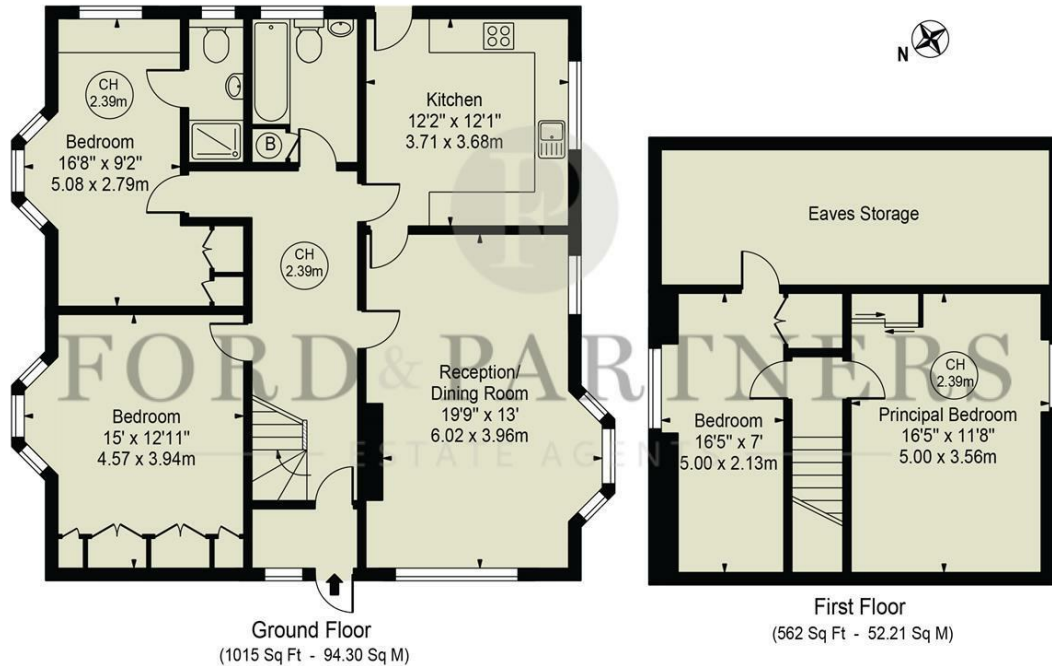


Floor Plans

Lucas Road

Approx. Total Internal Area 1577 Sq Ft - 146.51 Sq M
(Including Eaves Storage)

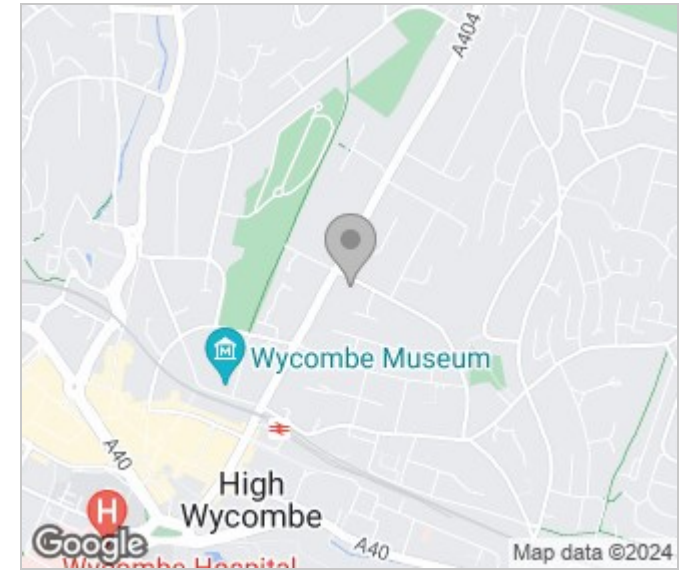
Approx. Gross Internal Area 1393 Sq Ft - 129.41 Sq M
(Excluding Eaves Storage)



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
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	