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ESTATE AGENTS



31 Cromwell Road, High Wycombe, HP13 7AN





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**Guide price £475,000**

A charming three-bedroom semi-detached period home nestled on a tranquil residential street on the east side of High Wycombe's Town Centre. Recently renovated and presented to the market with no onward chain, this delightful home promises a blend of contemporary comforts and character.



## Description

Upon entering the property through the front door, you are greeted by a welcoming central hall, with the staircase elegantly positioned ahead. To the right, a cosy sitting room awaits, with a log burner and a bay window that bathes the space in natural light. Continuing through the hallway, you'll discover a bright and airy kitchen/dining area, thoughtfully redesigned with shaker-style cabinetry and integrated appliances. Completing this level is a utility room and a convenient downstairs toilet.

Ascending to the first floor, three generously proportioned bedrooms await, alongside a stylish family bathroom. Recently renovated, the bathroom exudes modern elegance, featuring a Crittall glass shower screen and a wall-mounted vanity unit.

Outside, the property offers both front and rear gardens, with the latter comprising a lawn, a patio area ideal for entertaining, and a shed equipped with power and light. A unique driveway provides parking space for two cars, enhancing convenience and accessibility.

Additional highlights include gas central heating powered by a new combi boiler, UPVC double glazing ensuring energy efficiency, loft storage space, and the exciting potential for extension and loft conversion, subject to obtaining necessary planning permissions.

## Situation

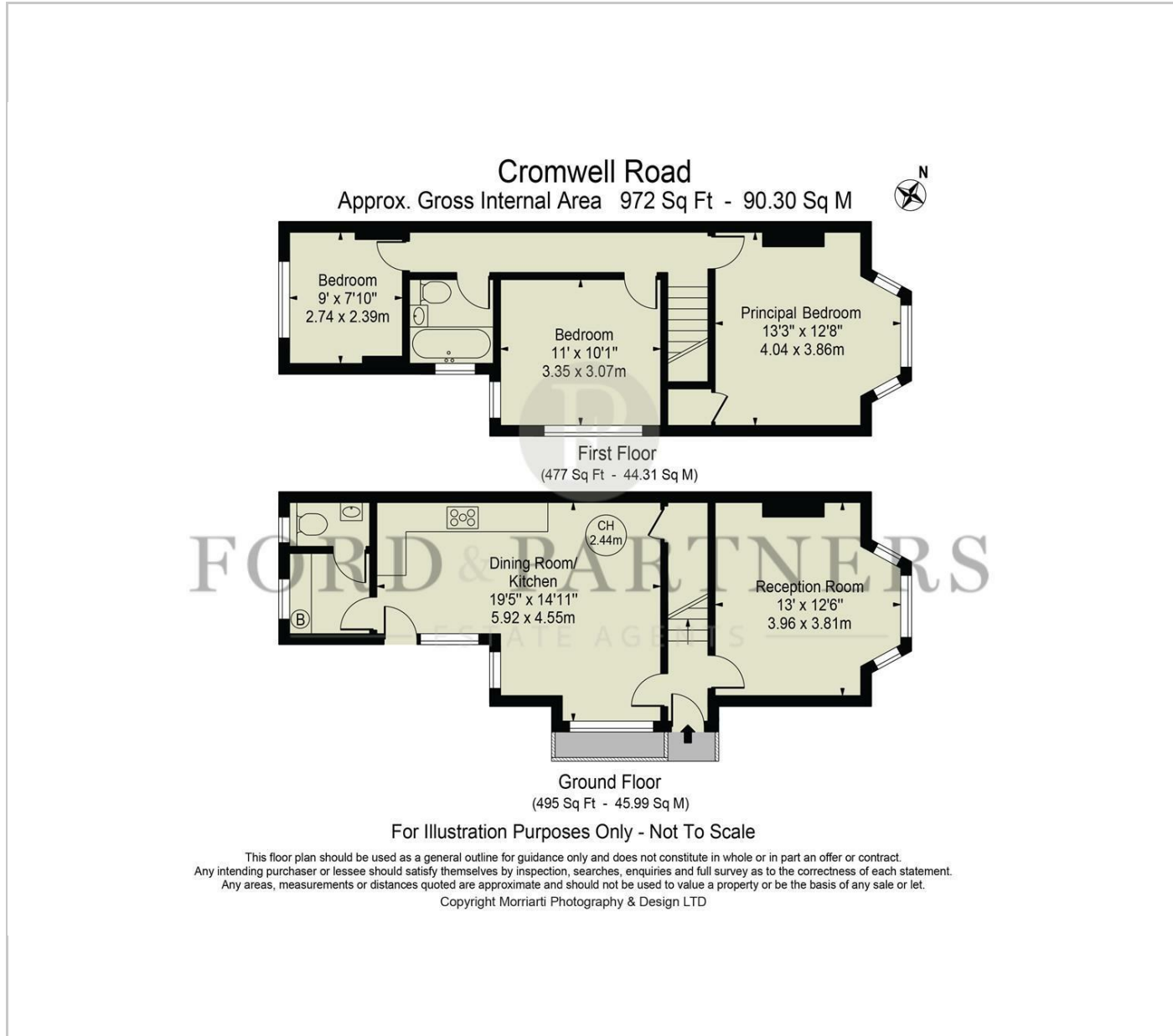
Cromwell Road is located on the east-side of High Wycombe's Town Centre and is a popular location amongst young families. The housing stock within the immediate area are mostly period homes offering a quaint street scene.

Just a short distance away, you have Beechview Primary School, Highcrest Secondary School and the popular Marsh Infant and Nursery School. This fantastic property also benefits from being in close proximity to many local shops and amenities. It is also well connected, being a 10 minute walk from High Wycombe train station with routes to London Marylebone, Birmingham Moor Street and West Ruislip.





# Floor Plans



# Area Map



# Energy Performance Graph

