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181 Amersham Road, High Wycombe, HP13 5AE



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Guide price £390,000

A stunning two double bedroom semi-detached period home that has undergone an extensive refurbishment. This fine home is being sold with the added benefit of no onward chain.

Description

Upon crossing the threshold through the newly installed composite front door, you're greeted by the cosy snug/reception room, with the staircase positioned to the right. To the left, the bay-fronted sitting room awaits, boasting a gas fireplace, newly laid carpeting, and bespoke cabinetry. Transitioning through the snug/reception area, you'll discover the recently renovated kitchen breakfast room, showcasing a five-ring gas hob, integrated oven and grill, with ample space for freestanding appliances such as a washing machine, tumble dryer, and dishwasher. To complete this level, there is a dining room/conservatory, seamlessly accessed from the kitchen.

On the first floor, there are two spacious double bedrooms with fitted wardrobes and the modern family bathroom.

Notable features include gas central heating, UPVC double glazing, loft storage, and thoughtfully placed external lighting.

Outside, the landscaped front and rear gardens enhance the property's charm. The front garden offers driveway parking for three to four vehicles, while the rear garden presents an expansive patio area, perfect for entertaining gatherings of family and friends. A sizeable lawned area complements the outdoor space, while a garden shed provides convenient storage solutions.



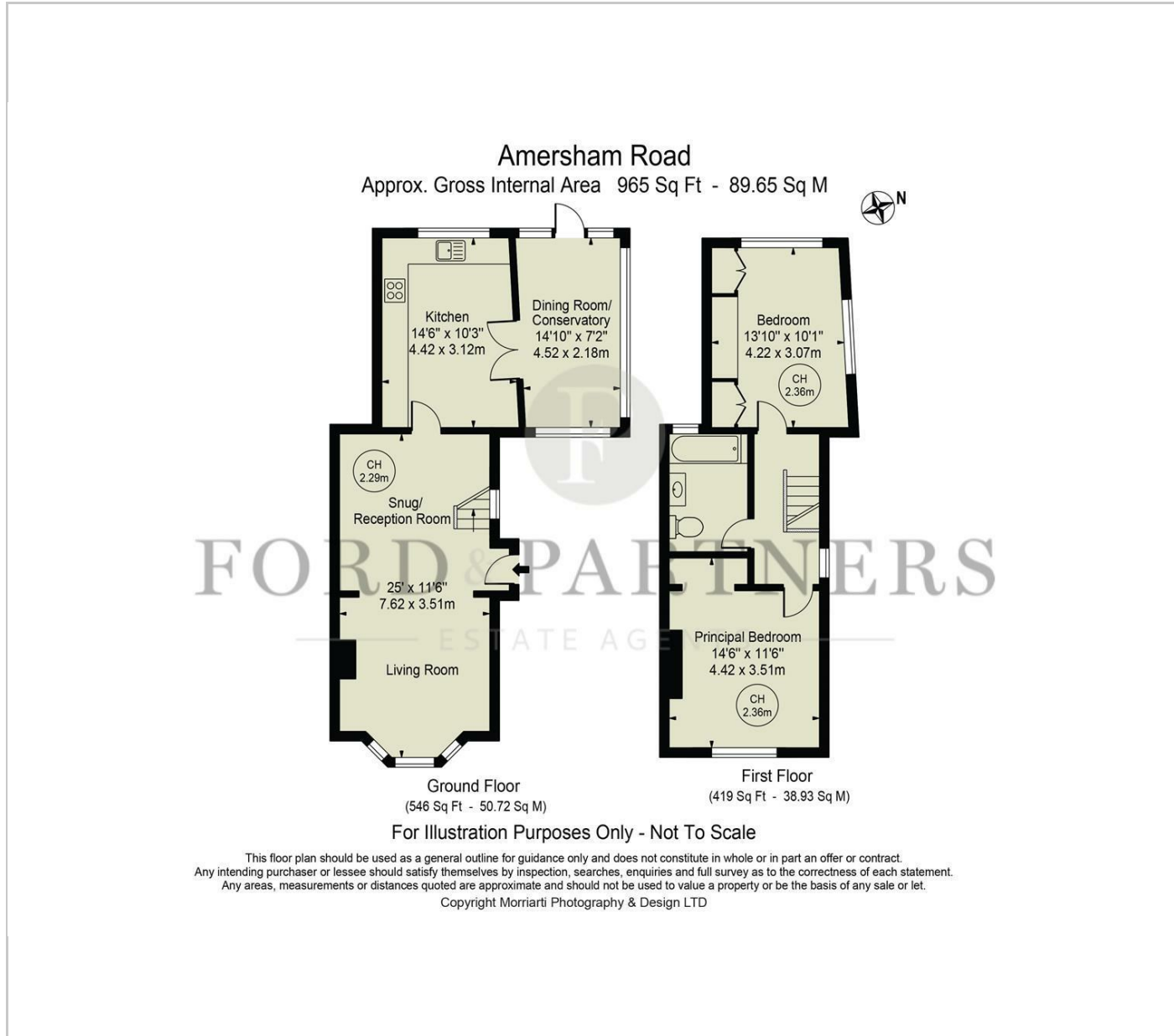
Situation

The home itself is situated on the north-side of High Wycombe's Town Centre approximately 1 mile from the Mainline Train Station.

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.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	