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ESTATE AGENTS



35a Hampden Road, High Wycombe, Buckinghamshire, HP13 6SZ





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**Guide price £650,000**

This stunning four-bedroom semi-detached family home offers over 1,800 square feet of beautifully designed accommodation.



## Description

Upon entering through the front door, you're greeted by a spacious central hallway that immediately captures your attention with a captivating view through to the sitting room terrace. To the left, you'll find the fourth bedroom, which can also serve as an additional reception room. This level also features a generous sitting room and a convenient cloakroom.

The first floor houses the family bathroom, two well-proportioned bedrooms, and an ensuite shower room. The second floor is dedicated to the principal suite, which includes fitted wardrobes and another ensuite shower room.

The lower ground floor is a highlight of this home, featuring a stunning open-plan kitchen, dining, and sitting area with bi-folding doors that open onto a limestone patio—perfect for entertaining. This level also includes another reception room or playroom, offering flexibility for family living.

The rear garden is a true gem, with a mix of paved and decked areas, a lawn, and mature trees and hedging providing privacy. A garden shed offers additional storage space for convenience.



## Situation

The property is conveniently located within walking distance of the town centre and train station, making it an ideal choice for commuters. It also boasts proximity to a range of excellent local public and independent schools, including The Royal Grammar School, Godstowe, and Hamilton Academy. Additionally, the house offers scenic views to the west of the town, enhancing its appeal with a picturesque setting.



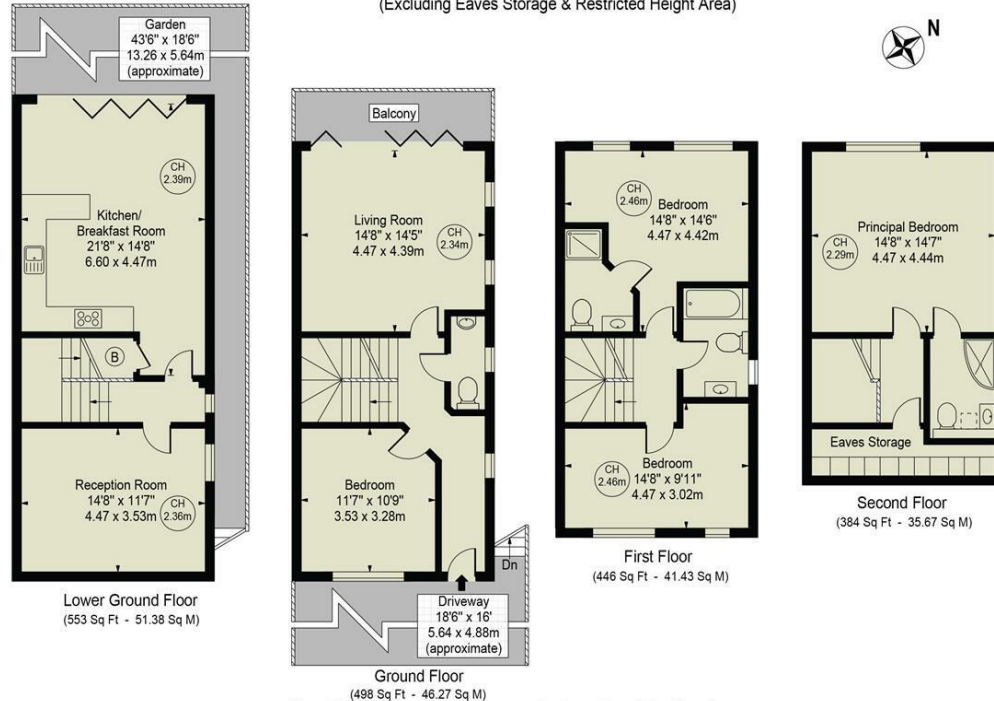


# Floor Plans

## Hampden Road

Approx. Total Internal Area 1881 Sq Ft - 174.75 Sq M  
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1791 Sq Ft - 166.39 Sq M  
(Excluding Eaves Storage & Restricted Height Area)



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) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	