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ESTATE AGENTS

14 Penmoor Close, High Wycombe, Buckinghamshire, HP12 4BU



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Guide price £550,000

This charming four-bedroom family home is nestled at the end of a peaceful cul-de-sac on the west side of High Wycombe's Town Centre.

Description

As you step through the front door, you're greeted by a welcoming porch, perfect for storing coats and shoes. The central hallway lies just beyond, with a convenient downstairs shower room to your right and the staircase to your left. Straight ahead, you'll find the spacious sitting room, which opens up to the dining area/conservatory through sliding doors. The ground floor is completed by a recently renovated kitchen breakfast room, featuring elegant shaker-style cabinets and wood-effect countertops.

Upstairs, the first floor offers four well-proportioned bedrooms and a modern family bathroom.

The property is surrounded by both front and rear gardens, with the rear garden being a particular highlight. It features a raised decked area overlooking a serene stream, a lush lawn, mature flower beds, and a peaceful, secluded section across the stream.

Additional features of this home include gas central heating, UPVC double glazing, a garage with conversion potential (subject to planning permission), and driveway parking for three cars.



Situation

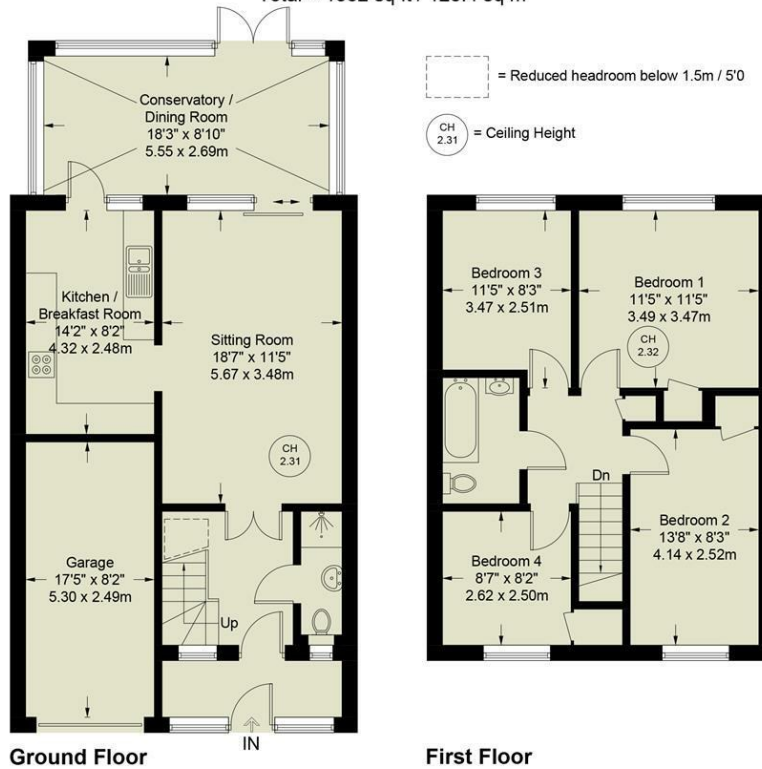
Penmoor Close is a tranquil cul-de-sac located just off Gallows Lane, offering convenient access to both the M40 and A404, approximately 2 miles away. The area is well-served by a variety of amenities, including John Lewis, Waitrose, Next, and the Empire Cinema, all within easy reach. The property is ideally situated near John Hampden Grammar School and Wycombe High School, with a nearby nursery and several primary schools also available for families.



Floor Plans

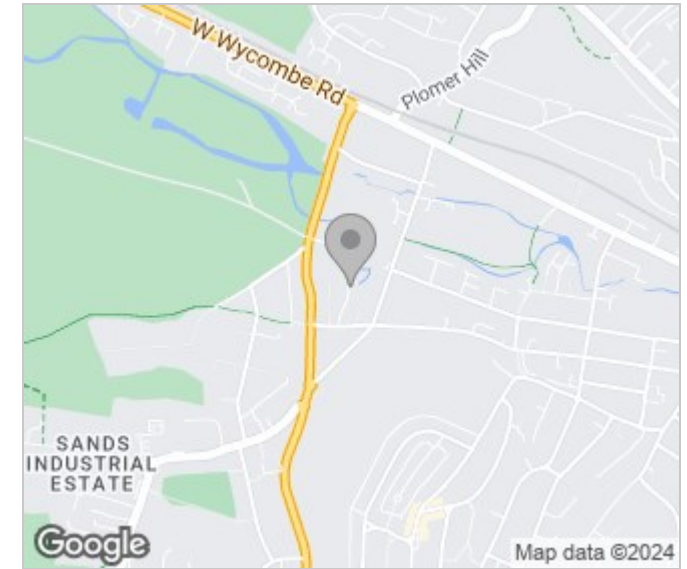
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Approximate Gross Internal Area
 Ground Floor = 678 sq ft / 63.0 sq m
 First Floor = 560 sq ft / 52.0 sq m
 Garage = 144 sq ft / 13.4 sq m
 Total = 1382 sq ft / 128.4 sq m



Floor Plan produced for Ford & Partners 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		84
(69-80) C	70	
(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