



FORD & PARTNERS

— ESTATE AGENTS —

Whitelands Road High Wycombe HP12 3EL



Whitelands Road High Wycombe HP12 3EL

Guide price £440,000

A three bedroom detached family home located on a popular residential road in High Wycombe.

Description

As you enter through the front door your greeted with a separate porch, perfect for storing your coats and shoes. Through the porch you enter into the kitchen featuring wood style countertops, followed by the utility room and wc. To the left of the kitchen you'll find the spacious open plan living/diner area, benefitting from patio doors into the garden. Upstairs, the first floor offers three well-proportioned bedrooms and a separate bathroom to toilet.

This home is surrounded by both front and rear gardens, with the rear garden being a charming feature of the home. The garden offers the perfect patio for hosting, with steps leading up to the grass. The garden is completed with a shed perfect for outdoor storage.

Situation

Whitelands Road is a convenient location due to High Wycombe town centre being just 1.9 miles away. For people who commute into London this home presents the M40 and A404 just a short drive away. The local area provides a variety of amenities such as, local doctor surgeries, John Lewis, Waitrose, popular schools and nurseries.



46 Whitelands Road, HP12 3EL

Approximate Gross Internal Area
Ground Floor = 503 sq ft / 46.7 sq m
First Floor = 498 sq ft / 46.3 sq m
Total = 1001 sq ft / 93.0 sq m

Ground Floor

The Ground Floor plan shows a large Dining / Sitting Room (25'3" x 10'11" / 7.70 x 3.34m) with a central fireplace and a bay window. To the right is a Kitchen (9'0" x 8'3" / 2.74 x 2.51m) with a sink, stove, and built-in oven. A Utility room is located between the Dining room and the Kitchen. A staircase leads up from the Dining room. The front entrance is marked 'IN'. The plan also shows a Garden (60'4" x 33'5" / 18.39 x 10.18m) and a Front Garden / Driveway (51'5" x 21'5" / 15.66 x 6.52m). A ceiling height of 2.44m is indicated in the Dining room.

First Floor

The First Floor plan shows three bedrooms: Bedroom 1 (13'4" x 10'11" / 4.07 x 3.34m), Bedroom 2 (12'0" x 10'11" / 3.66 x 3.34m), and Bedroom 3 (10'0" x 8'11" / 3.04 x 2.71m). A central staircase leads down to the Ground Floor. A bathroom is located near the staircase. A ceiling height of 2.44m is indicated in the Dining room of the Ground Floor plan.

Legend:

- [Dashed line] = Reduced headroom below 1.5m / 5'0"
- CH 2.44 = Ceiling Height

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.

A Google Map of a residential area. A grey location pin is placed on a street. The map shows several streets: 'Chapel Ln' running vertically on the left, 'The Pastures' running diagonally at the top right, 'New Rd' running vertically on the left, and 'Esborough Ave' running diagonally at the bottom right. There are green areas representing parks or fields. The Google logo is in the bottom left corner, and 'Map data ©2025' is in the bottom right corner.

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>	66	81
England & Wales		EU Directive 2002/91/EC

18 Crendon Street, High Wycombe, HP13 6LS
01494 840 600 sales@fordandpartners.com www.fordandpartners.com