



FORD & PARTNERS

— ESTATE AGENTS —



London Road High Wycombe HP11 1BT





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**Offers over £425,000**

A recently refurbished, bay-fronted three-bedroom semi-detached family home situated in an ideal location just a stone's throw from the Rye Park.



## Description

Upon entering through the front door, you're welcomed by a central hallway that leads to a bright and inviting sitting room, complete with a feature fireplace and a stunning bay window.

Further along, the hallway opens into a separate dining room and a stylishly extended kitchen—ideal for family living and entertaining.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary family bathroom that has been thoughtfully renovated. This luxurious space features a walk-in shower, bathtub, toilet, sleek vanity unit, and a wall-mounted backlit mirror with integrated storage.

Outside, the home enjoys both front and rear gardens. The landscaped front garden provides driveway parking for two vehicles along with access to a single garage. The rear garden is designed for enjoyment, with a patio area for outdoor dining, a lawn for play or relaxation, and a large outbuilding equipped with power and lighting—perfect for use as a workshop, studio, or additional storage.

## Situation

Ideally situated, 187 London Road is just a 15-minute walk from the mainline train station, offering fast connections via the Chiltern Railway—reach London Marylebone in just 27 minutes or Oxford in 38. The town centre and Rye Park are also just a short stroll away.

Families will appreciate the property's proximity to some of South Buckinghamshire's most prestigious schools, including Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe, and John Hampden—all within walking distance and highly sought after.





### London Road, HP11 1BT

Approximate Gross Internal Area  
Ground Floor = 526 sq ft / 48.9 sq m  
First Floor = 476 sq ft / 44.2 sq m  
Garage / Store = 338 sq ft / 31.4 sq m  
Total = 1340 sq ft / 124.5 sq m

CH 2.56 = Ceiling Height  
= Reduced headroom below 1.5m / 5'0"

**Ground Floor**

Kitchen  
13'9" x 7'4"  
4.18 x 2.24m

Dining Room  
13'3" x 11'0"  
4.03 x 3.35m

Sitting Room  
13'3" x 12'3"  
4.05 x 3.73m

Up

IN

CH 2.60

**First Floor**

Bedroom 2  
12'6" x 10'11"  
3.80 x 3.34m

Bedroom 1  
13'11" x 10'11"  
4.23 x 3.34m

Bedroom 3  
7'3" x 6'4"  
2.22 x 1.92m

Dn

CH 2.50

Garage  
14'7" x 7'11"  
4.45 x 2.41m

Store  
21'0" x 11'2"  
6.40 x 3.40m  
(Approx)


(Not Shown In Actual Location / Orientation)

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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.

### Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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