



FORD & PARTNERS

— ESTATE AGENTS —

Greenwich Drive High Wycombe HP11 1GT





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**Guide price £520,000**

This beautifully presented four-bedroom semi-detached home is nestled in the sought-after Wye Dene Development, known for its manicured gardens and elegant water feature.



## Description

Upon entering, you're welcomed by a central hallway with stairs directly ahead and a convenient cloakroom to the right. The hallway opens into an impressive open-plan kitchen, dining, and sitting area, complete with a vaulted ceiling and French doors leading to a landscaped, south-facing rear garden. The kitchen, truly the heart of the home, features granite countertops, a stylish glass splashback, and integrated appliances.

The first floor hosts two double bedrooms, with the principal bedroom offering fitted wardrobes and a spacious ensuite shower room. On the second floor, you'll find two additional bedrooms and a large family bathroom with a four-piece suite.

The property boasts both front and rear gardens whilst a garage, with the rear garden being larger than others in the development. Additional features include UPVC double glazing, gas central heating, and the remainder of the NHBC warranty, offering peace of mind for years to come.

## Situation

Located a short drive to the east of High Wycombe's town centre there is a good array of retail and leisure facilities within close proximity. Within a short, level walk is the Rye Park to the west and Kingsmead Park to the east, both of which provide numerous clubs, including cricket, tennis, bowling, rugby and swimming at the lido. High Wycombe has been subject to significant public and private re-development over recent years with the new Sports Centre at Handy Cross and the Eden Centre at its heart providing a host of retail, hospitality and entertainment venues. For commuters the location is ideal for users of the mainline railway station which has fast trains arriving at London Marylebone in under half an hour, and for road users, Junction 3 & 4 of the M40 provide access to the M25 and London Heathrow Airport just beyond.





### 10 Greenwich Drive, HP11 1GT

Approximate Gross Internal Area  
Ground Floor = 446 sq ft / 41.4 sq m  
First Floor = 364 sq ft / 33.8 sq m  
Second Floor = 360 sq ft / 33.5 sq m  
Total = 1170 sq ft / 108.7 sq m

CH 2.41 = Ceiling Height  
= Reduced headroom below 1.5m / 5'0"

**Ground Floor**  
Sitting / Dining Room / Kitchen  
34'11" x 12'7"  
10.64 x 3.84m  
CH 2.41  
Up  
IN


**First Floor**  
Bedroom  
12'7" x 10'10"  
3.83 x 3.31m  
CH 2.41  
Dn  
Up  
Bedroom  
12'7" x 8'11"  
3.84 x 2.72m  
CH 2.34

**Second Floor**  
Bedroom  
12'7" x 8'11"  
3.83 x 2.73m  
CH 2.47  
Dn  
Bedroom  
12'7" x 8'11"  
3.83 x 2.72m

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>84</p>	<p>94</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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