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Chapel Lane High Wycombe HP12 4BD





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**Guide price £450,000**

A fantastic opportunity to acquire a three-bedroom semi-detached home ideally positioned on the edge of the picturesque West Wycombe Park, featuring a generous 80-foot rear garden.



## Description

Upon entering through the front door, you are greeted by a central hallway with a staircase to the right. The ground floor offers a well-proportioned layout, including a bay-fronted sitting room, a separate dining room, a bright conservatory, and a functional kitchen.

Upstairs, the property comprises three bedrooms and a family bathroom, providing comfortable accommodation for families or first-time buyers.

Externally, the home benefits from both front and rear gardens. The expansive rear garden—approximately 80 feet in length—is predominantly laid to lawn, offering excellent outdoor space for relaxation, entertaining, or potential landscaping projects.

## Situation

Chapel Lane is a sought-after residential location in High Wycombe, offering a perfect blend of suburban tranquillity and convenient access to local amenities.

Situated to the west of the town centre, the area benefits from excellent transport links, schools, and a range of everyday facilities, making it a popular choice for families and professionals alike.

The area is well-served by a number of reputable schools. Castlefield School and Chepping View Primary Academy are nearby for younger children, both offering strong educational outcomes. For secondary education, Wycombe High School (an outstanding girls' grammar school) and the co-educational John Hampden Grammar School are within easy reach, making Chapel Lane a desirable location for those prioritising academic excellence.

The area borders West Wycombe Park, a stunning National Trust estate offering scenic walks, landscaped gardens, and historic architecture. Hughenden Park and the Chiltern Hills Area of Outstanding Natural Beauty are also easily accessible, providing a wealth of outdoor recreational opportunities.





Floor Plans

