



FORD & PARTNERS

— ESTATE AGENTS —



Roundwood Road, Sands, High Wycombe, HP12 4HE



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Asking price £475,000

An impressive three/four bedroom semi-detached home situated on a west-facing plot with direct access into Roundwood Park.

Description

Upon entering the property, you're greeted by a welcoming central hallway with the staircase ahead. To your left, the spacious bay-fronted sitting room provides a bright and inviting space. Beyond the sitting room, you'll find an open-plan kitchen/diner with French doors leading out to a charming pergola, perfect for outdoor dining and relaxation. Completing this level is a single-storey side extension, which houses a utility room, toilet and an additional bedroom (or versatile third reception room).

On the first floor, you'll find three generously sized bedrooms, including the principal bedroom. The family bathroom has been beautifully refurbished and features a walk-in shower, a bathtub, a vanity unit, and a toilet. The second bedroom benefits from a modern en-suite shower room, adding convenience and privacy, as well as views over the tranquil Roundwood Park at the rear.

One of the standout features of this property is the expansive rear garden. At 100 feet in length and with direct access to Roundwood Park, the garden has been thoughtfully landscaped to include a paved area beneath a pergola, ideal for hosting family and friends. Two lush lawn areas are divided by mature arched hedging, creating a serene and private atmosphere. To the front, a newly landscaped driveway provides off-street parking for up to three cars.

Situation

Roundwood Road is a sought-after residential street located in the picturesque town of High Wycombe, Buckinghamshire. Known for its tranquil atmosphere and proximity to lush green spaces, it's a highly desirable place to call home for those seeking a blend of peaceful surroundings and easy access to urban amenities.

One of the standout features of Roundwood Road is its direct access to Roundwood Park, a beautifully maintained public park that offers expansive green lawns, mature trees, and recreational areas. Whether you're looking to enjoy a leisurely stroll, play sports, or simply relax in nature, Roundwood Park is a haven for outdoor enthusiasts and families alike. The park also boasts a children's playground, tennis courts, and plenty of space for dog walking.

For commuters, Roundwood Road is perfectly positioned with easy access to High Wycombe town centre, just a short drive or bus ride away. High Wycombe offers an array of shops, cafes, restaurants, and entertainment options, as well as excellent transport links, including a mainline railway station offering direct services to London Marylebone in under 30 minutes. The M40 motorway is also within easy reach, making travel to London, Oxford, and beyond convenient and straightforward.

The area benefits from a selection of well-regarded schools, making it an attractive choice for families. There are also a number of local amenities, including convenience stores, pubs, and a variety of leisure facilities, all contributing to a vibrant yet relaxed community atmosphere.



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Approximate Gross Internal Area
Ground Floor = 638 sq ft / 59.3 sq m
First Floor = 456 sq ft / 42.4 sq m
Total = 1094 sq ft / 101.7 sq m


Ground Floor

First Floor

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) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>68</p>	<p>78</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

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