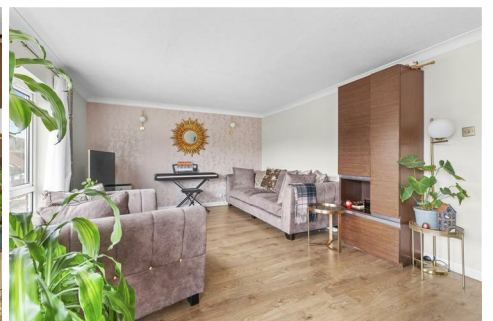




FORD & PARTNERS

ESTATE AGENTS



26 Combe Rise, High Wycombe, HP12 4JE

Ford & Partners are pleased to offer this exceptionally well-presented 3-bedroom semi-detached family home in the heart of Sands, High Wycombe; a popular residential location.

The property comprises a fully fitted kitchen and spacious lounge/diner offering far reaching views over the beautiful Chilterns landscape. This home offers a well-proportioned principal bedroom with fitted wardrobes, two additional bedrooms, a recently redecorated family bathroom, and separate w/c. To the rear of the property you will find it's wonderfully landscaped gardens with decking and child's play area.

Spacious, versatile, and comfortable, this property enjoys excellent links to the M40 and High Wycombe town centre - perfect for families and commuters alike.

- **3-Bedroom Semi-Detached House**
- **Quiet Residential Location**
- **Spacious Lounge/Diner**
- **Modern Fitted Kitchen**
- **Family Bathroom + W/C**
- **Far Reaching Views**
- **Gas Central Heating**
- **UPVC Double Glazing**
- **Nearby to Town Centre & Schooling**
- **Available From December 2025**

£1,700 Per month

Combe Rise, HP12 4JE

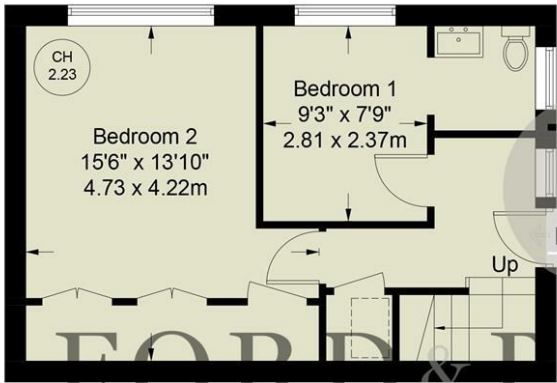
Approximate Gross Internal Area
Ground Floor = 379 sq ft / 35.2 sq m
First Floor = 630 sq ft / 58.5 sq m
Total = 1009 sq ft / 93.7 sq m



= Reduced headroom below 1.5m / 5'0"



= Ceiling Height



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.

