



FORD & PARTNERS

— ESTATE AGENTS —

School Close, High Wycombe, HP11 1PH



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£3,500 Per month

Ford & Partners are pleased to offer this is a spacious and beautifully presented detached home located on a prestigious private road in High Wycombe.

This property is available to let on a short-term six-month basis from the beginning of February 2026.

Description

Whilst the property features traditional styling to the exterior, expansive gardens and a generous driveway, stepping inside you will find the property has been modernised throughout with a bright and spacious kitchen, separate utility room and flexible living space consisting of two reception rooms; offering the perfect blend luxurious and comfortable living.

This home boasts four well-proportioned bedrooms on the first floor, two of which feature modern ensuite bathrooms, as well as a third family bathroom; perfect for families or working professionals alike.

Situation

Located on an exclusive tree-lined private road, the property benefits from quiet surroundings while still offering fantastic transport links via the High Wycombe train station and Junction 4 of the M40.

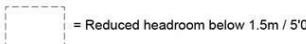
The nearby High Wycombe town has an abundance of facilities including the Wycombe Swan Theatre, John Lewis department store, a variety of shops, supermarkets, restaurants, bars and a sports and leisure complex.



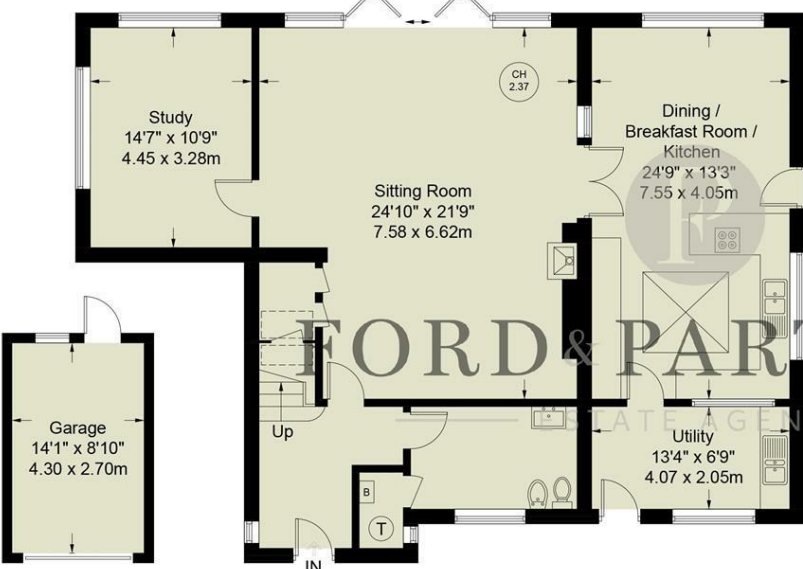
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Approximate Gross Internal Area
Ground Floor = 1352 sq ft / 125.6 sq m
First Floor = 940 sq ft / 87.3 sq m
Garage = 125 sq ft / 11.6 sq m
Total = 2417 sq ft / 224.5 sq m



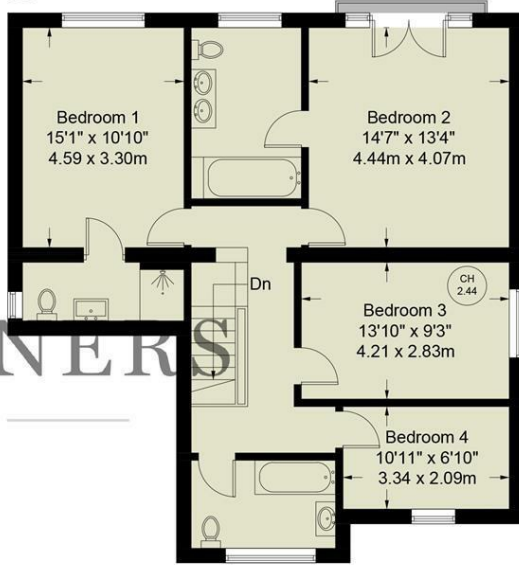






Ground Floor

(Not Shown In Actual Location / Orientation)



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.

A map of the Marlow Hill area. Desborough Ave runs vertically on the left. Marlow Hill runs diagonally from the top left towards the bottom right. A grey pin is located on Marlow Hill. To the right of the pin, the text 'Marlow Hill' is written. Below the pin, the text 'Marlow Hill Ln' is written. At the bottom left, there is a blue road labeled 'M40'. The Google logo is in the bottom left corner. In the bottom right corner, it says 'Map data ©2025'.

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

18 Crendon Street, High Wycombe, HP13 6LS
01494 840 600 sales@fordandpartners.com www.fordandpartners.com