



**FORD & PARTNERS**

ESTATE AGENTS



West Wycombe Road High Wycombe HP12 4AH



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**Asking price £415,000**

**\*OPEN HOUSE - SATURDAY 31ST JANUARY - CALL TO ARRANGE YOUR APPOINTMENT\***

A beautifully presented, recently renovated semi-detached residence located on the outskirts of West Wycombe Village.

## Description

The property is entered via the front door into a welcoming central hallway, with the staircase directly ahead. To the left, a charming sitting room offers a warm and inviting atmosphere, featuring bespoke shaker-style cabinetry and an impressive period fireplace as a focal point.

Continuing through the hallway, the home opens into a stylish open-plan kitchen and dining area, thoughtfully designed for both everyday living and entertaining. The kitchen is fully equipped with integrated appliances, including an oven, induction hob, extractor fan, and dishwasher. Completing the ground floor is a practical utility room, providing ample space for a washing machine, separate tumble dryer, and a fridge freezer.

The first floor comprises two well-proportioned double bedrooms and a spacious family bathroom. The principal bedroom benefits from fitted wardrobes and enjoys an elevated front-facing aspect.

Externally, the landscaped rear garden has been designed to create a variety of functional and leisure spaces, including a patio ideal for alfresco dining, a lawned area, and a generous pergola, providing an attractive and relaxing outdoor retreat.

## Situation

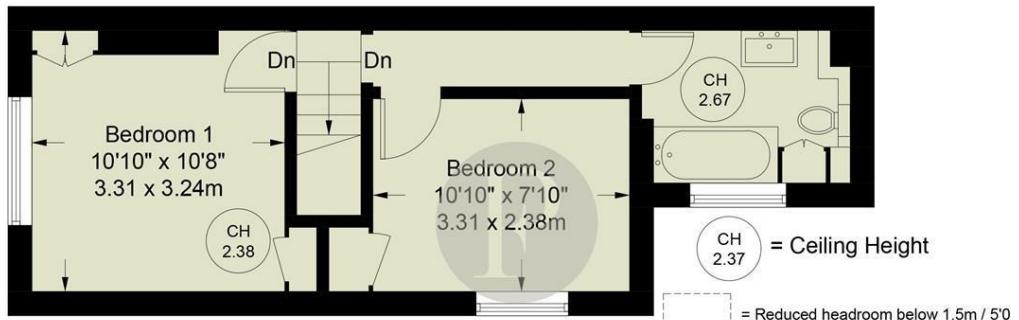
The property is walking distance to West Wycombe Village as well as West Wycombe Park National Trust Land. The High Wycombe Train Station is 2.2 miles away and High Wycombe's Eden Shopping Centre just 1.8 miles. High Wycombe has a host of amenities with a wide range of popular shops such as Superdry, Zara, H&M and M&S as well as many others. Popular restaurants include Nando's, Zizzi, Wagamama and YO! Sushi. The Eden Shopping centre also has a large cinema complex Cineworld and Hollywood Bowl.



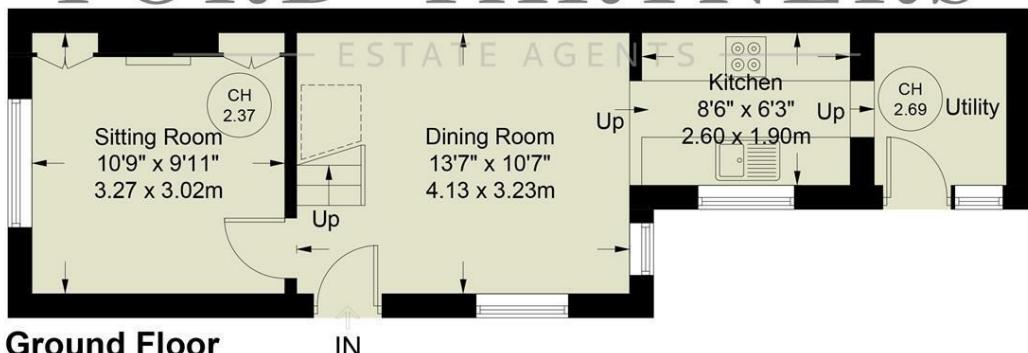
## Floor Plans

### West Wycombe Road, HP12 4AH

Approximate Gross Internal Area  
 Ground Floor = 359 sq ft / 33.4 sq m  
 First Floor = 316 sq ft / 29.4 sq m  
 Total = 675 sq ft / 62.8 sq m

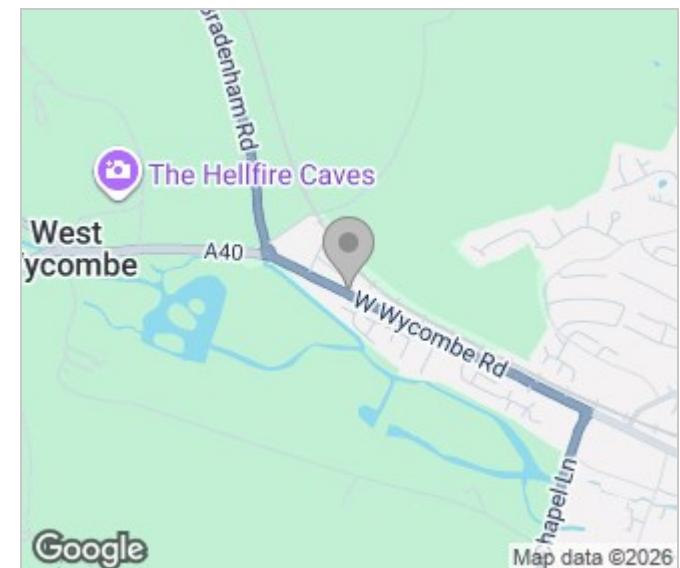


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Floor Plan produced for Ford & Partners by Media Arcade ©.  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Area Map



## Energy Performance Graph

### Energy Efficiency Rating

