



London Road, High Wycombe, Buckinghamshire, HP11 1BJ

We are delighted to offer for sale this Grade 2 listed Georgian town house set over four floors in a conservation area known locally as the former legal quarter and overlooking the fabulous 50 Acre Rye Park.

Entrance Hall | Two Reception Rooms | Conservatory | Kitchen/Breakfast Room | Utility Room | Home Office | Cloakroom | Basement | First Floor Landing | Two Bedrooms | Family Bathroom | Second Floor Landing | Two Further Bedrooms | Eaves Storage | Large Rear Garden | Open Plan Front Garden | Grade Two Listed Georgian Town House | Gas Central Heating To Radiators | Overlooking 50 Acre Rye Parkland | Garage To Rear | Short Walk To Town Centre And Railway Station | Close To Local Grammar Schools | Planning Permission For Extension | Character features Such As High Ceilings, Sash Windows And Eight Fireplaces | Must Be Seen Internally To Be Appreciated |



We are delighted to offer for sale this Grade 2 listed Georgian town house set over 4 floors in a conservation area known locally as Saffron Platt and overlooking the fabulous 50 Acre Rye Park. Built in 1800's this four-bedroom family home is located a stones throw from the town centre and railway station and retains a whole host of period features including high ceilings, sash windows and a total of 8 fireplaces. Heated via gas central heating to radiators the property also has planning permission for a kitchen extension and additional bathroom to enlarge the already considerable 2000 sq ft of accommodation. The current vendors have also created a home office for those working or studying at home. Externally the property has a large rear garden with a garage accessed via Easton Terrace at the rear. Presented in good condition throughout an internal inspection is the only way to appreciate the character and charm of this stunning period home.



Price... £745,000

Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	63	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc-uk.com		



LOCATION

Situated in a conservation area close to the town's former legal quarter and overlooking the 50-acre Rye Park with its woodland walks, gymnasium, swimming pool and rare chalk streams. High Wycombe centre is an approximate 5-minute walk with its extensive shopping facilities and restaurants. The train station is also a stones throw away with 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. Frequent Heathrow buses pass close to the door and junction 4 of the M40 is less than a mile away. The town's highly respected grammar schools are all within easy reach.

DIRECTIONS

In an approach from High Wycombe centre leave on the A40 London Road towards London. Bedford Row can be found on your left-hand side overlooking the flower beds forming the entrance to the Rye Park.

ADDITIONAL INFORMATION

COUNCIL TAX

Band F

EPC RATING

D

MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.



13 London Road

Approximate Gross Internal Area
Lower Ground Floor = 10.8 sq m / 116 sq ft
Ground Floor = 63.7 sq m / 686 sq ft
First Floor = 52.6 sq m / 566 sq ft
Second Floor = 46.3 sq m / 498 sq ft
Garage & Store = 34.4 sq m / 370 sq ft
Total = 207.8 sq m / 2,236 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Wye Residential

Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk

The **wye** Partnership