



CRENDON **H**OUSE

Est. 1971

**59 Green Road, High Wycombe,
Buckinghamshire, HP13 5AZ**

£525,000 - Freehold

An extended three bedroom semi detached home offering generous accommodation together with a substantial 100 ft rear garden, driveway & car port parking and garage. The property has been well maintained and benefits from a recently replaced roof. The property is entered via a welcoming hallway which provides access to the ground floor rooms and stairs to the first floor. To the front is the dining room with an attractive bay window while the main living room extends to approximately 22'5" in length and provides an excellent amount of living space. This room opens through towards the rear of the property creating a particularly spacious layout. The fitted kitchen is well presented and provides a good range of integrated appliances, storage and worktop space with access to the rear garden. A useful ground-floor WC completes the accommodation on this level. Upstairs there are three bedrooms comprising two generous double rooms and a third bedroom. The family bathroom is fitted with a white suite including a bath with shower screen. Outside, the property has a large driveway providing off road parking for several vehicles and a useful a car port with access to the attached garage which measures approximately 22'4" x 11'1". To the rear is a particularly generous garden with a paved patio immediately behind the house leading onto a substantial lawn with mature planting and established borders. The overall plot offers excellent outside space and potential for a buyer looking for a sizeable garden. The property offers approximately 1,263 sq ft of accommodation including the garage and provides an excellent opportunity for buyers looking for a spacious home with further potential. The property is conveniently positioned on Green Road in a popular and established residential area of High Wycombe, particularly well placed for families and commuters. The Royal Grammar School is within easy walking distance along with a number of other local schools and everyday amenities. High Wycombe town centre offers a comprehensive range of shopping, leisure and recreational facilities while the mainline railway station provides regular direct services into London Marylebone. The area is also well connected by road with convenient access to the M40 providing links towards London, Oxford and the wider motorway network. The surrounding Chiltern countryside is easily accessible with a variety of parks, woodland and countryside walks nearby.

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £50(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Extended Semi Detached Home

Three Bedrooms

22ft Living Room With Separate Dining Room

Fitted Kitchen With Integrated Appliances

100ft Rear Garden

Large Driveway & Car Port Parking

Garage With Light & Power

Potential For Further Extension (STPP)

Council Tax Band: D
EPC Rating: D



Crendon House – Wooburn Green

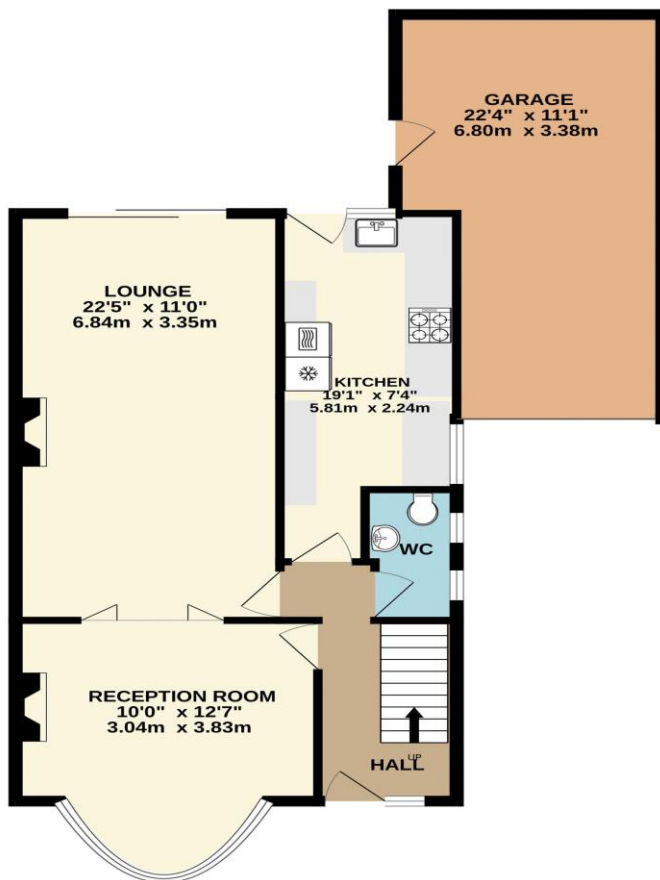
Tel: 01628 527766

Suffolk House
54 – 55 The Green
Wooburn Green
Bucks
HP10 0EU

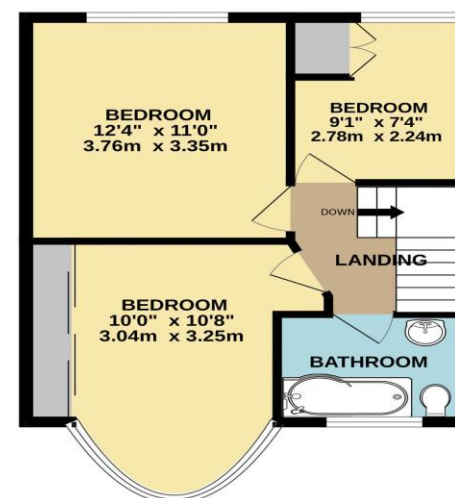
wooburn@crendonhouse.com

www.crendonhouse.com

BASEMENT
830 sq.ft. (77.1 sq.m.) approx.



GROUND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Please Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.