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Vanguard Close, High Wycombe, HP12 3FP



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Guide price £450,000

A beautifully presented and thoughtfully extended three-bedroom townhouse offering spacious and versatile accommodation across three floors, complete with a stunning open-plan kitchen/dining room, landscaped rear garden, garage and driveway parking.

Description

Positioned at the end of the cul-de-sac within this popular residential development, this stylish home has been tastefully renovated by its current owners to create a contemporary living environment perfectly suited to modern family life. The property combines generous accommodation with high-quality finishes throughout, whilst enjoying attractive rear views across mature greenery.

The standout feature is undoubtedly the impressive open-plan kitchen and dining space, flooded with natural light via a large roof lantern and full-width bi-folding doors that seamlessly connect the interior with the beautifully landscaped rear garden. The modern fitted kitchen offers ample storage and worktop space, creating an ideal hub for both everyday living and entertaining. Elsewhere, the spacious first-floor living room enjoys excellent natural light from twin French doors with Juliet balconies overlooking the rear aspect.

Throughout the property, the accommodation is presented in excellent decorative order with contemporary bathrooms, well-proportioned bedrooms and practical storage solutions. Outside, the attractive rear garden provides a private and peaceful setting, featuring a generous decked terrace, lawn and established hedgerows, creating a wonderful outdoor entertaining space.



Situation

Vanguard Close enjoys a convenient location on the western side of High Wycombe, offering easy access to local amenities, well-regarded schools and excellent transport connections. The town centre and Eden Shopping Centre provide a wide range of shopping, dining and leisure facilities, while High Wycombe railway station offers direct services to London Marylebone for commuters. The property is also well placed for access to the A40 and M40, with the surrounding Chiltern Hills and nearby parks providing excellent opportunities for outdoor recreation.

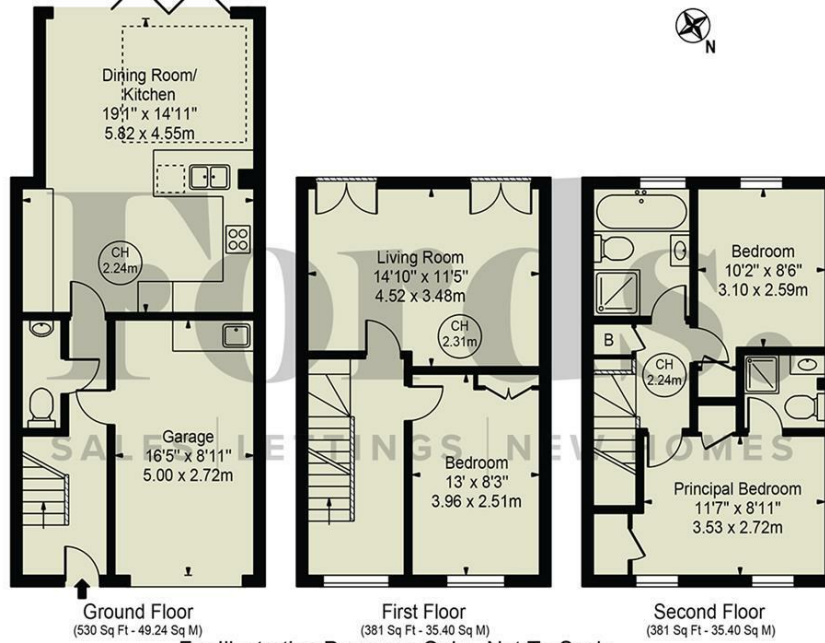


Floor Plans

Vanguard Close

Approx. Total Internal Area 1292 Sq Ft - 120.03 Sq M
(Including Garage)

Approx. Gross Internal Area Of Garage 146 Sq Ft - 13.60 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Copyright Morriarti Photography & Design LTD

Area Map



Energy Performance Graph

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 84 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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