

# Fords.

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Walton Drive High Wycombe HP13 6TS



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**Asking price £475,000**

An extended three-bedroom semi-detached home, occupying one of the largest plots on the street and offered to the market with no onward chain.

## Description

Upon entering, you are welcomed into a spacious central hallway with ample room for coats and shoes, setting the tone for the well-proportioned accommodation throughout. The ground floor offers a versatile reception area with generous space for both living and dining arrangements, ideal for modern family life. A separate utility/cloakroom adds practicality, while to the rear of the property the impressive kitchen/breakfast room provides a fantastic entertaining space, complete with glazed doors opening directly onto the garden.

Upstairs, the first floor comprises three bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and enjoys attractive, far-reaching views over the rear garden.

A standout feature of this home is the beautifully landscaped rear garden, extending to over 120 feet in length. Designed with both relaxation and entertaining in mind, it offers multiple patio areas, a well-maintained lawn bordered by mature flower beds, and a substantial detached garage positioned to the rear.

Further features include solar panels, UPVC double glazing, central heating, loft storage and potential for extension (STPP).



## Situation

Walton Drive is a popular residential location to the east of High Wycombe town centre, offering a convenient setting for families and commuters alike. The area is well served by local shops, schools and everyday amenities, with the Eden Shopping Centre and leisure facilities just a short drive away.

High Wycombe railway station provides fast services to London Marylebone, while the M40 (J3 & J4) offers excellent road links to London and Oxford. The property is also ideally positioned for access to the Chiltern Hills, perfect for countryside walks and outdoor pursuits.

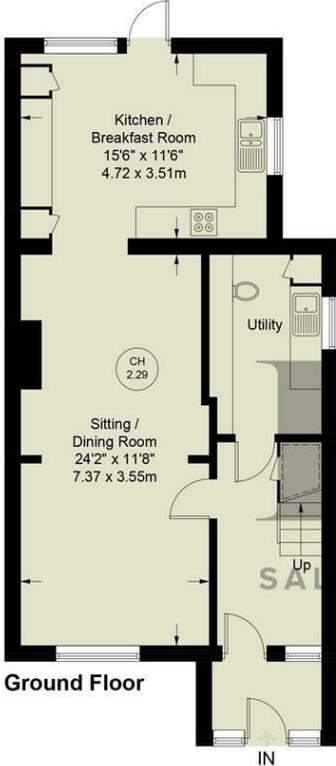


# Floor Plans

## Walton Drive, HP13

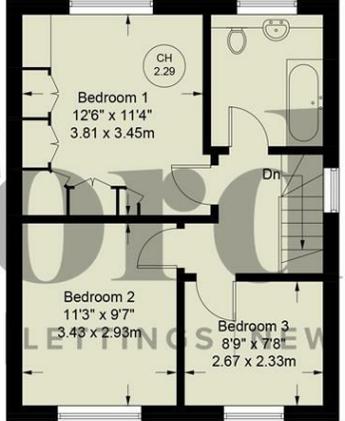
Approximate Gross Internal Area  
 Ground Floor = 689 sq ft / 64.0 sq m  
 First Floor = 457 sq ft / 42.5 sq m  
 Double Garage = 372 sq ft / 34.6 sq m  
 Total = 1518 sq ft / 141.1 sq m



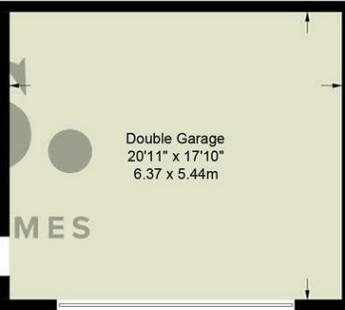


**Ground Floor**

[Dashed Box] = Reduced headroom below 1.5m / 5'0  
 (CH 2.29) = Ceiling Height



**First Floor**



**Double Garage**  
 20'11" x 17'10"  
 6.37 x 5.44m

(Not Shown In Actual Location / Orientation)

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

