



Fords.

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West Wycombe Road High Wycombe HP12 3AS



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Offers over £700,000

This substantial and versatile detached family home offers over 2,200 sq ft of well-proportioned accommodation arranged across two floors, ideal for growing families or multi-generational living with stunning views over the park.

Description

The ground floor features a welcoming entrance hall leading to a spacious lounge, a large open-plan dining kitchen providing an excellent entertaining space, together with a separate utility room and pantry for added practicality. To the rear, an impressive conservatory spans the width of the property and enjoys direct access to the garden, creating a bright and airy additional reception area. A further generous reception room/ground floor bedroom with en-suite facilities offers flexible living arrangements, ideal for guests, home working or annexe potential.

To the first floor, the property offers four well-sized bedrooms, including a principal bedroom, all served by a family bathroom and additional WC facilities. The separately accessed first-floor annexe also provides excellent flexibility for independent living or larger family requirements.

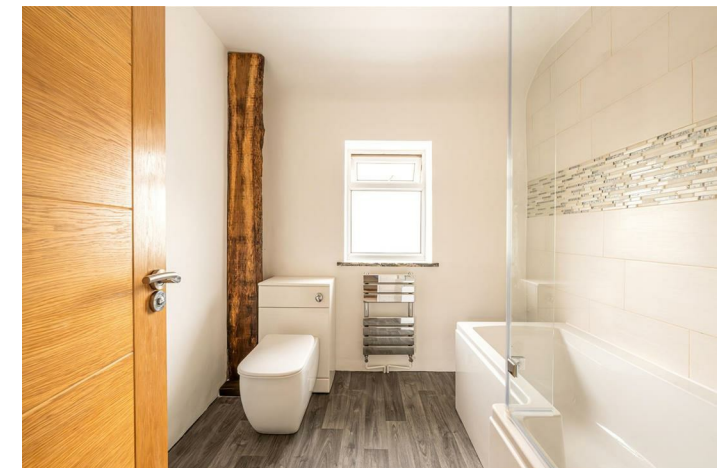
Externally, the property benefits from a south-west facing private garden, a recently landscaped terraced area and access into the park to the rear. The front garden offers driveway parking for three cars with the potential to extend it further.

Situation

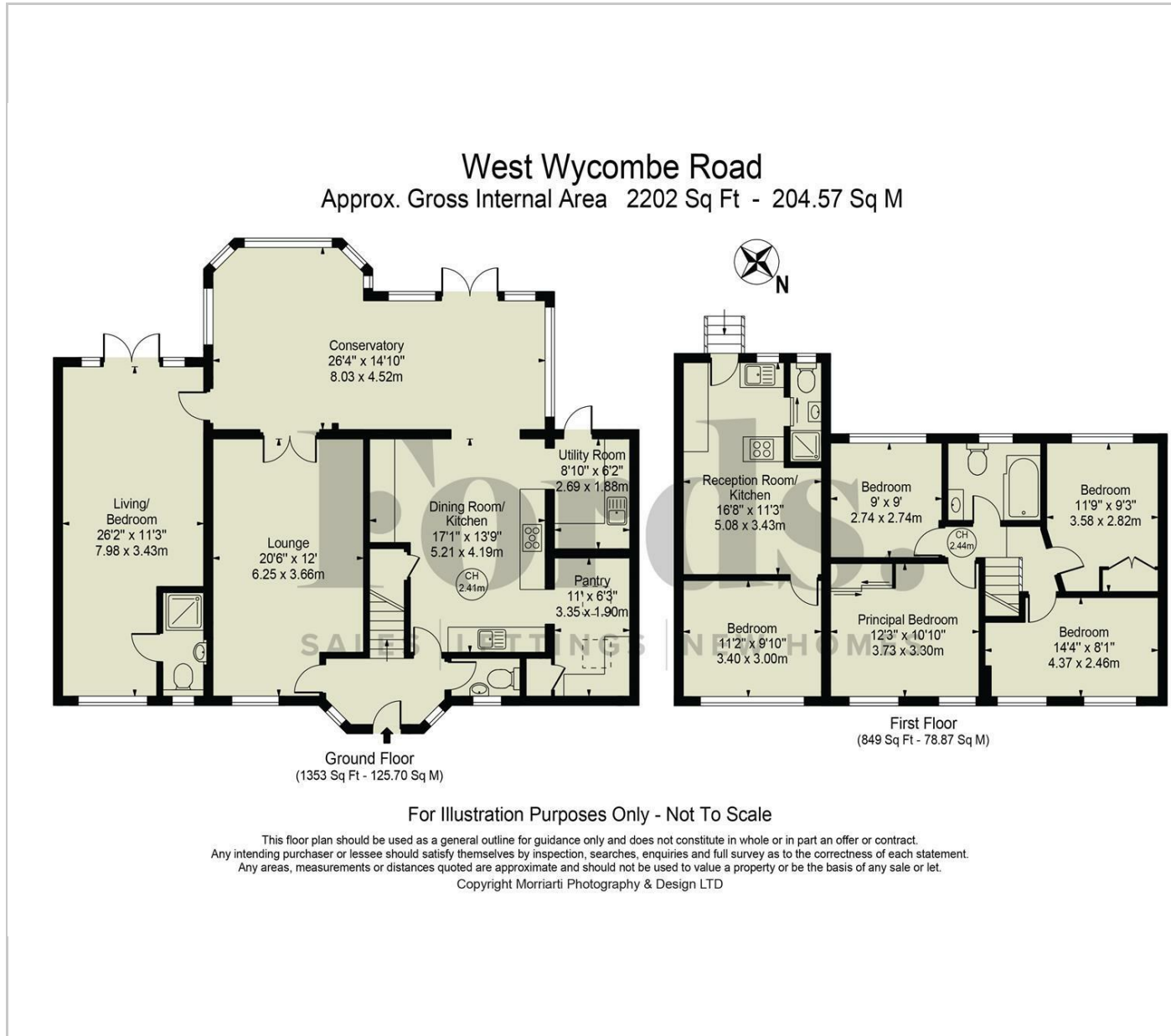
Situated on the sought-after West Wycombe Road, this property enjoys a convenient location within easy reach of High Wycombe town centre, offering an excellent selection of shopping, leisure and dining facilities, including the Eden Shopping Centre. The area is well regarded for its access to highly rated local schools and excellent transport links, with High Wycombe railway station providing direct services to London Marylebone in under 30 minutes, making it ideal for commuters.

The property is also perfectly positioned for access to the M40 motorway (Junction 4), offering convenient routes to London, Oxford and Birmingham. Surrounded by the beautiful Chiltern Hills Area of Outstanding Natural Beauty, residents can enjoy an abundance of nearby countryside walks, parks and outdoor recreational opportunities, whilst still benefiting from the convenience of town living.

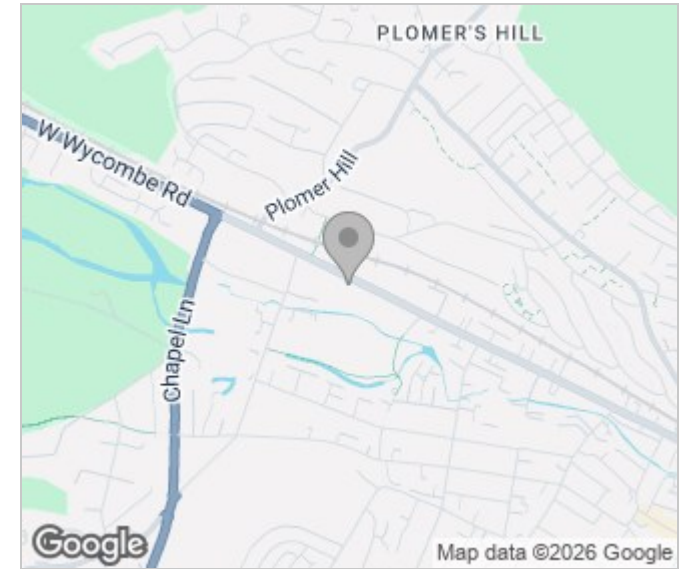
West Wycombe village, with its historic charm, independent pubs, cafés and attractions, is just a short drive away, further enhancing the appeal of this well-connected and desirable location.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	