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Chippendale Close High Wycombe HP13 6BS



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£475,000

A beautifully presented three/four-bedroom family home, ideally positioned in a quiet cul-de-sac close to the highly regarded Royal Grammar School. Thoughtfully and extensively renovated throughout, this exceptional property offers stylish, turn-key living

Description

Upon entering, you are welcomed by a spacious central hallway with stairs rising to the first floor. To the right, a bright and inviting sitting room features a charming fireplace and a large window that fills the space with natural light.

To the rear of the property, the home opens up into a stunning open-plan kitchen, dining, and snug area - perfectly designed for modern family life and entertaining. Sliding doors lead directly onto the rear garden, seamlessly blending indoor and outdoor living. The contemporary kitchen is well-appointed with an integrated oven, gas hob with extractor fan, full-sized dishwasher, and space for a freestanding washing machine and fridge freezer.

The first floor comprises three well-proportioned bedrooms, a sleek family bathroom, and a separate WC with wash basin. The second floor offers a generous additional room, ideal as a fourth bedroom, home office, or playroom, complete with ample eaves storage.

Externally, the property enjoys both front and rear gardens. The rear garden is predominantly laid to lawn, complemented by a variety of areas for relaxing and entertaining. To the front, there is driveway parking for two vehicles, alongside mature flower beds and a well-maintained lawn.

Situation

Chippendale Close is a quiet and well-regarded cul-de-sac located on the sought-after east side of High Wycombe, offering a peaceful residential setting ideal for families.

The property is conveniently positioned within close proximity to the highly regarded Royal Grammar School, along with a number of other well-regarded local primary and secondary schools. The town centre is just a short distance away, providing a wide range of shopping, dining, and leisure facilities, including the Eden Shopping Centre.

For commuters, High Wycombe railway station offers direct services to London Marylebone in under 30 minutes, while the nearby A40 and M40 (Junction 3) provide excellent road links to London, Oxford and beyond.



Chippendale Close, HP13 6BS

Approximate Gross Internal Area
Ground Floor = 604 sq ft / 56.1 sq m
First Floor = 485 sq ft / 45.1 sq m
Second Floor = 250 sq ft / 23.2 sq m
Total = 1339 sq ft / 124.4 sq m
(Excluding Eaves)

CH 2.45 = Ceiling Height
= Reduced headroom below 1.5m / 5'0"

Ground Floor

- Kitchen / Breakfast Room: 12'4" x 8'0" (3.75 x 2.43m)
- Dining Room: 12'4" x 10'5" (3.75 x 3.17m)
- Sitting Room: 12'11" x 12'7" (3.93 x 3.89m)
- Family Room: 11'7" x 6'11" (3.54 x 2.10m)

First Floor

- Bedroom 1: 13'0" x 10'11" (3.96 x 3.34m)
- Bedroom 2: 12'4" x 10'11" (3.76 x 3.34m)
- Bedroom 3: 9'7" x 7'6" (2.92 x 2.28m)

Second Floor

- Bedroom 4 / Family Room: 18'6" x 13'9" (5.64 x 4.20m)

Floor Plan produced for Ford & Partners by Media Arcade Ltd ©.

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.

A map of the Kingswood Park area. The map shows a residential street grid. A road labeled 'Amersham Rd' runs diagonally from the bottom left towards the top right. Another road, 'Totteridge Ln', runs diagonally from the top right towards the bottom left, intersecting Amersham Rd. The area is divided into sections labeled 'TERRIERS' and 'TOTTERIDGE'. A green area on the right is labeled 'KINGSWOOD PARK'. A blue icon with a white graduation cap is labeled 'Royal C. M. School'. A grey location pin is placed on Amersham Rd, just south of the school. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	55	77
England & Wales	EU Directive 2002/91/EC	