



Fords.

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Fremantle Road, High Wycombe, HP13 7PQ



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Offers over £650,000

A charming three-bedroom detached family home, nestled within a peaceful, sought-after residential street in Terriers, High Wycombe. Beautifully maintained and thoughtfully extended, the property offers over 1,500 sqft of well-presented living space with potential to extend further (STPP).

Description

Stepping into the property, you are welcomed by a central hallway, with the staircase positioned to the left and a cloakroom to the right. Straight ahead, a practical utility room provides access to the separate kitchen, forming part of the impressive single-storey extension. Beyond, the kitchen opens into a bright and spacious dining and sitting area, enjoying views over the generous, well-maintained rear garden through bi-folding doors. To the front of the property, the main living room offers a superb space to relax, with large windows providing an abundance of natural light, creating a bright and airy feel.

On the first floor, there are three double bedrooms, two of which feature built in wardrobes for convenience, as well as the family bathroom.

Externally, the property benefits from being on a level plot with beautifully maintained, mature front and rear gardens. The rear garden is predominantly laid to lawn, complemented by a paved patio area ideal for outdoor entertaining. In addition, there is a detached single garage and a generous driveway providing ample off-street parking.

Situation

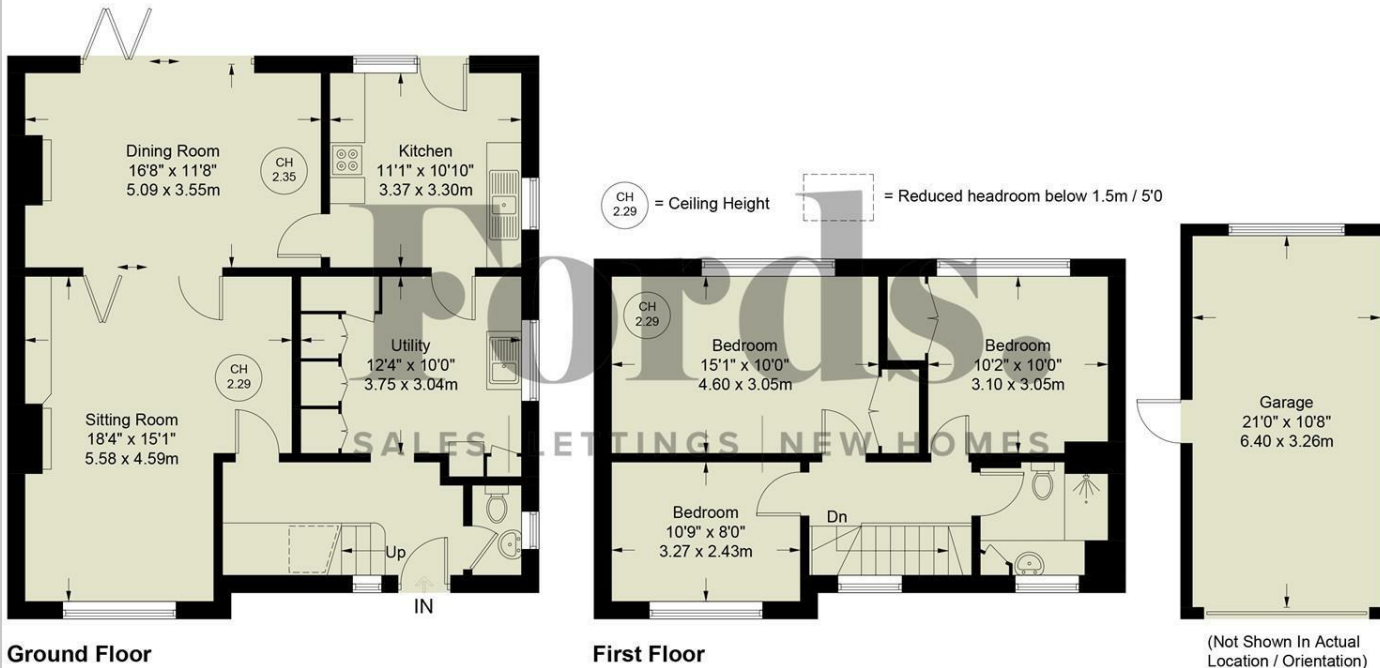
Fremantle Road is ideally positioned on the north side of High Wycombe town centre, offering convenient access to a range of local amenities and highly regarded schools. Within walking distance is The Royal Grammar School for Boys, while other notable schools nearby include Godstowe, Wycombe Abbey, Wycombe High School for Girls, and John Hampden Grammar School. A Tesco Express is just a short walk away, along with a selection of pubs and cafés, a pharmacy, and a lovely park and recreational ground.



Floor Plans

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Approximate Gross Internal Area
 Ground Floor = 819 sq ft / 76.1 sq m
 First Floor = 490 sq ft / 45.5 sq m
 Garage = 224 sq ft / 20.8 sq m
 Total = 1533 sq ft / 142.4 sq m



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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	