

Fords.

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London Road High Wycombe HP11 1BJ



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Asking price £715,000

An elegant Georgian townhouse enjoying a prime position within a sought-after conservation area, overlooking The Rye with its 53 acres of open recreational space. Dating back to circa 1800, the property is rich in period charm, showcasing high ceilings, shuttered sash windows and attractive fireplaces throughout. Ideally suited for commuters, High Wycombe station is just 0.3 miles away, offering fast and direct services to London Marylebone.

Description

The beautifully presented accommodation begins with a welcoming reception hall leading into a delightful sitting room, complete with a feature fireplace, bespoke cabinetry and a large shuttered window to the front. This flows seamlessly into a cosy snug, also benefiting from a charming fireplace, with a conservatory just beyond providing additional living space.

The well-appointed kitchen/dining room features a comprehensive range of units, quality worktops and integrated appliances, creating an ideal space for both everyday living and entertaining. A well-appointed utility room with butlers sink sits just off the kitchen.

Bedroom accommodation is arranged across the first and second floors, centered around a luxurious family bathroom on the first floor. Each bedroom is thoughtfully presented, retaining character features such as period fireplaces, while the front-facing rooms enjoy delightful views over The Rye.

Outside, the front garden is laid to lawn with a pathway leading to the entrance. The rear garden is attractively landscaped and well enclosed, featuring colorful beds and borders. A garage is located at the far end, accessed via Easton Terrace. There is also a purpose built home office featuring a separate w.c.

Situation

Ideally located within a conservation area, the property is just minutes away from High Wycombe station, offering fast services to London Marylebone and Birmingham. Excellent road links are available via the A404, connecting to the M40 and M4.

The area offers superb leisure facilities, including The Rye with its 53 acres of parkland, lido and boating lake, as well as a range of local sports clubs and golf courses. Hughenden Manor, a National Trust property, is also nearby.

Buckinghamshire is renowned for its highly regarded schooling, including grammar schools such as The Royal Grammar School, John Hampden Grammar School and Wycombe High School, alongside excellent independent schools including Wycombe Abbey, Godstowe and Pipers Corner.



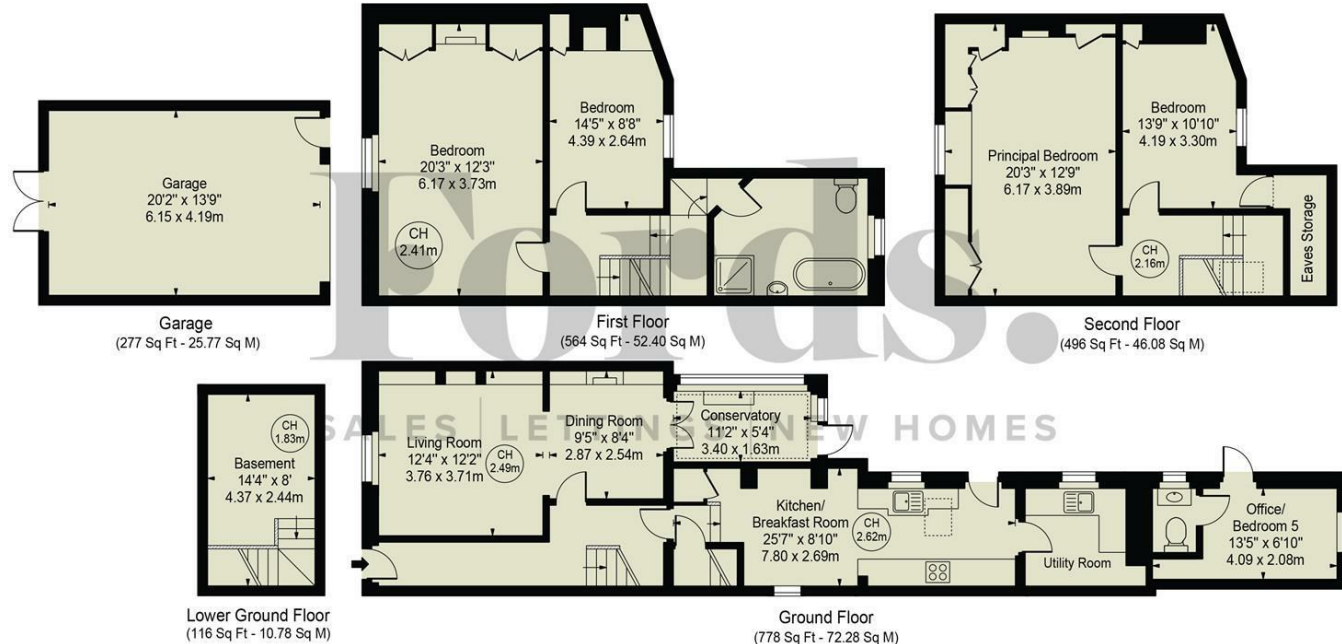
Floor Plans

London Road

Approx. Gross Internal Area 1954 Sq Ft - 181.53 Sq M
(Including Eaves Storage, Office, Bedroom 5 & Excluding Garage)

Approx. Gross Internal Area 1833 Sq Ft - 170.29 Sq M
(Excluding Eaves Storage, Garage, Office & Bedroom 5)

Approx. Gross Internal Area Of Garage 277 Sq Ft - 25.77 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.

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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		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	