

# Fords.

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Pinions Road High Wycombe HP13 7AT



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**Offers over £550,000**

A beautifully extended and thoughtfully renovated bay-fronted period home, ideally situated close to local amenities.

## Description

Upon entering, you are welcomed into a central hallway with stairs rising ahead. To the right, the elegant sitting room has been tastefully styled, featuring plantation shutters, bespoke cabinetry and shelving, a charming fireplace recess, and oak flooring. Beyond, accessible from both the sitting room and hallway, is the impressive open-plan kitchen/dining space. This standout area boasts shaker-style cabinetry, integrated appliances, a central island with pendant lighting, and striking vaulted ceilings enhanced by Velux windows and a roof lantern, flooding the room with natural light. Bi-fold doors open seamlessly onto the rear garden.

The first floor offers two well-proportioned bedrooms, both with fitted wardrobes, along with a luxurious four-piece family bathroom complete with a freestanding bath, walk-in shower, and mosaic tiled flooring.

On the second floor, there are two further bedrooms, with the principal room benefiting from an en-suite shower room.

Externally, the property continues to impress. The front garden has been landscaped to provide driveway parking, storage, and an electric vehicle charging point. To the rear, a porcelain patio leads to a lawned garden with stepping stones guiding you to a purpose-built home office/studio, complete with air conditioning, internet connectivity, and bi-folding doors - ideal for modern living and working from home.



## Situation

The area is well served by nearby shops, supermarkets, and reputable schools, making it ideal for families and professionals alike. High Wycombe town centre is within easy reach, providing a wider selection of retail, dining, and leisure facilities, along with a mainline train station offering direct links to London Marylebone. The location also benefits from excellent transport connections via the M40, while nearby parks and countryside offer plenty of opportunities for outdoor recreation.



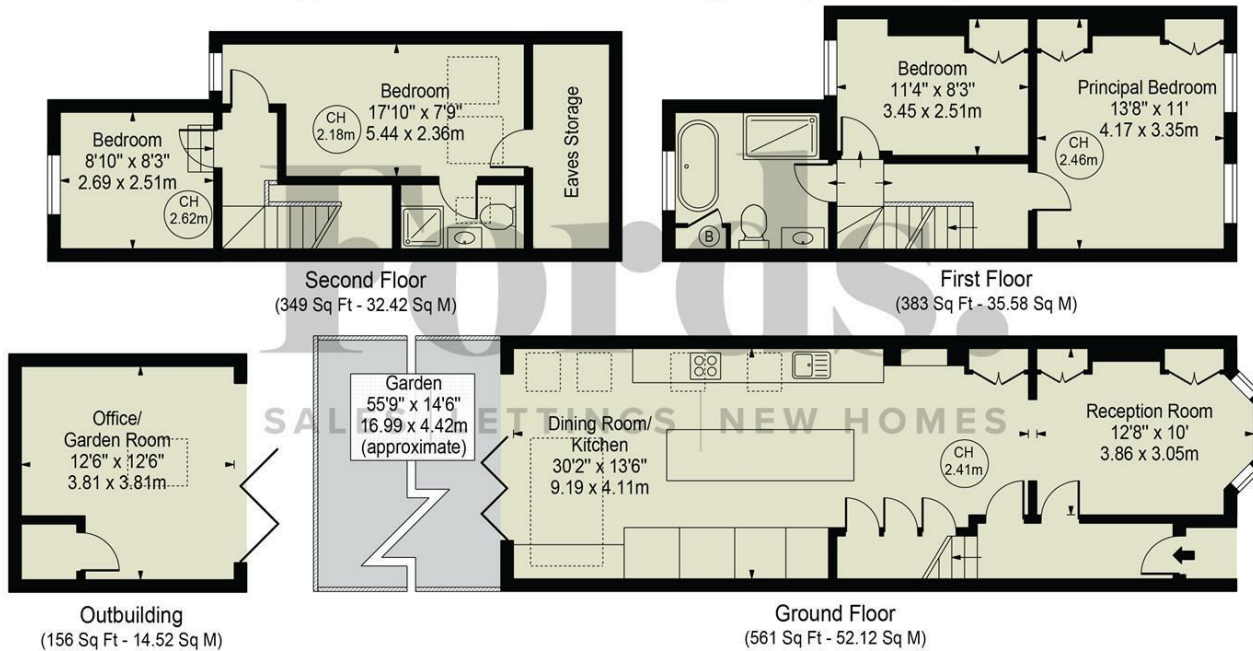
# Floor Plans

## Pinions Road

Approx. Gross Internal Area 1293 Sq Ft - 120.12 Sq M  
(Including Eaves Storage & Excluding Outbuilding)

Approx. Gross Internal Area 1233 Sq Ft - 114.55 Sq M  
(Excluding Eaves Storage & Outbuilding)

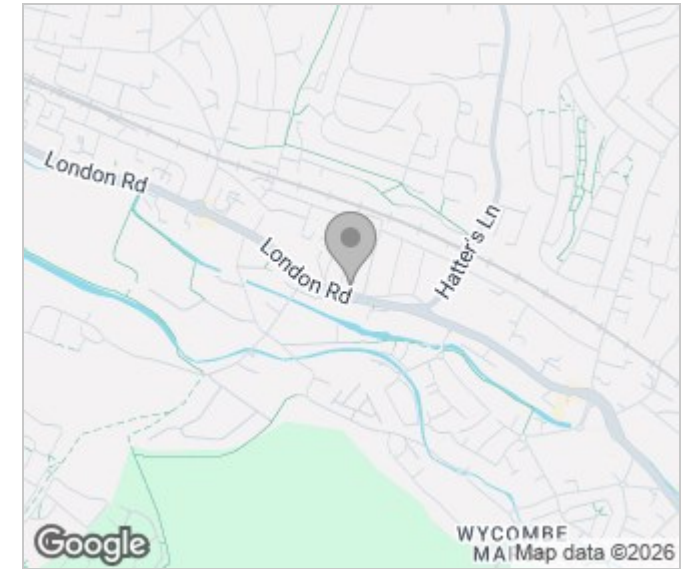
Approx. Gross Internal Area Of Outbuilding 156 Sq Ft - 14.52 Sq M



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. Copyright Morriarti Photography & Design LTD

# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	