

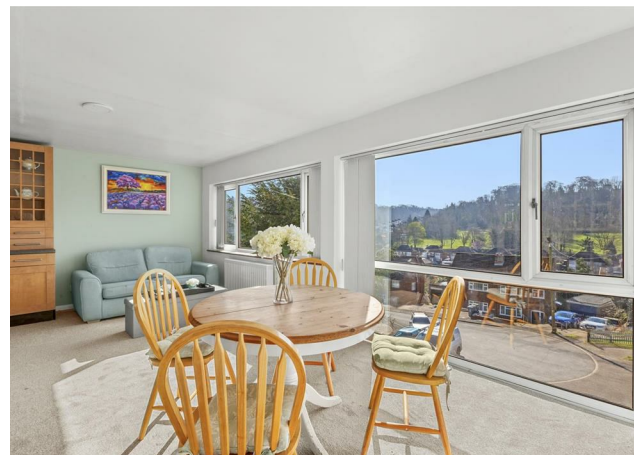


18 Combe Rise, High Wycombe, Buckinghamshire, HP12 4JE

A substantially extended and exceptionally spacious five bedroom semi detached family home, beautifully maintained by its current owners and presented in good condition throughout. Offering almost 1,500 sq ft of versatile living space, this property features five double bedrooms, including two generous en-suites on the ground floor, making it ideal for families of all sizes. Set in a quiet cul-de-sac in the highly sought-after Sands area of High Wycombe, the property enjoys stunning elevated views across the valley and direct access from the rear to miles of National Trust parkland, perfect for countryside walks and outdoor leisure. Commuters benefit from excellent transport links, with High Wycombe train station providing direct services to London Marylebone in under 30 minutes and easy access to Junction 4 of the M40.

The accommodation is thoughtfully laid out and includes a welcoming entrance hall, utility room, fitted kitchen, spacious lounge/ diner with floor-to-ceiling windows showcasing the valley views, office/study, large principal bedroom with en-suite shower room and fitted wardrobes, second large double bedroom with en-suite and a further three double bedrooms on the first floor with a family bathroom. Additional features include gas central heating, UPVC double glazing, garage, off street parking for one car (plus ample on street parking available in the cul-de-sac), and an enclosed rear garden with summer house and large shed and gated access directly into the Sands Nature Reserve/woodland.

FIVE DOUBLE BEDROOMS
POTENTIAL TO EXPAND FURTHER (STPP)
GARAGE AND PARKING
QUIET CUL-DE-SAC
BACKING ONTO SANDS NATURE RESERVE
TWO EN-SUITE SHOWER ROOMS
SPACIOUS LOUNGE & DINING ROOM
OFFICE/STUDY
STUNNING VIEWS ACROSS THE VALLEY
CLOSE TO J.4 OF M40



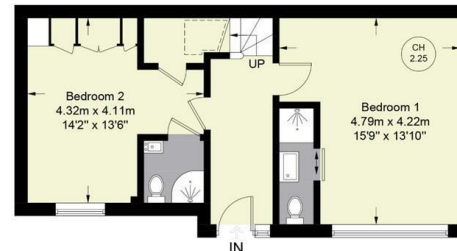




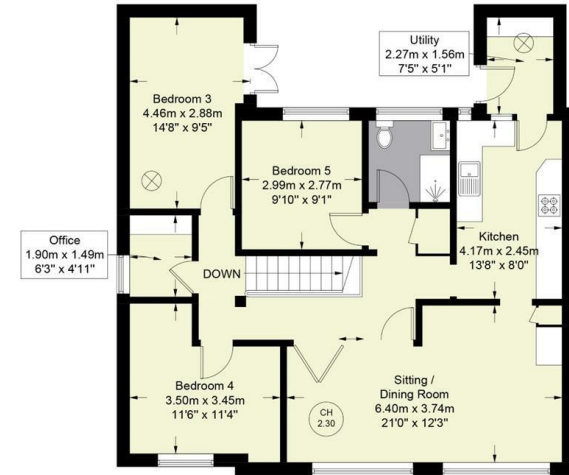
Combe Rise
 Approximate Gross Internal Area
 Ground Floor = 497 sq ft / 46.2 sq m
 First Floor = 965 sq ft / 89.7 sq m
 Total = 1462 sq ft / 135.9 sq m



⬜ = Reduced headroom below 1.5m / 5'0"
 CH 2.25 = Ceiling Height



GROUND FLOOR



FIRST FLOOR

Floor Plan produced for Hursts 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.



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