

wye Partnership

11 New Road Close, High Wycombe, HP12 4LE

£425,000

11 New Road Close

High Wycombe

- No Onward Chain
- Cul-De-Sac
- Driveway Parking
- Three Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom
- Double Glazing

Situated in a Cul-De-Sac location, the property has convenience stores close by which cater for most day-to-day needs whilst larger supermarkets and a department store are easily accessible by car as well as leisure facilities and hospitality venues. The town centre of High Wycombe is approximately 2-miles away and provides a vast selection of shopping facilities and mainline rail link to London Marylebone. The M40 motorway is just a short drive

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







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High Wycombe

Situated in a peaceful cul-de-sac, this well-presented three bedroom semi-detached house offers an excellent opportunity for families and professionals alike. The property features a spacious layout, including two versatile reception rooms that provide ample space for both relaxation and entertaining. The kitchen is conveniently positioned, while a downstairs cloakroom adds to the practicality of the home. Upstairs, three generously sized bedrooms offer comfortable accommodation for all family members. The house benefits from double glazing throughout, ensuring energy efficiency and a quiet living environment. Driveway parking is available to the front of the property, providing secure and convenient access. Tastefully decorated and maintained, this home is ready to move into and offers the flexibility to suit a variety of lifestyles. Located close to local amenities, schools and transport links, this property combines comfort and convenience in a sought-after residential area. Early viewing is highly recommended to appreciate all that this attractive home has to offer.

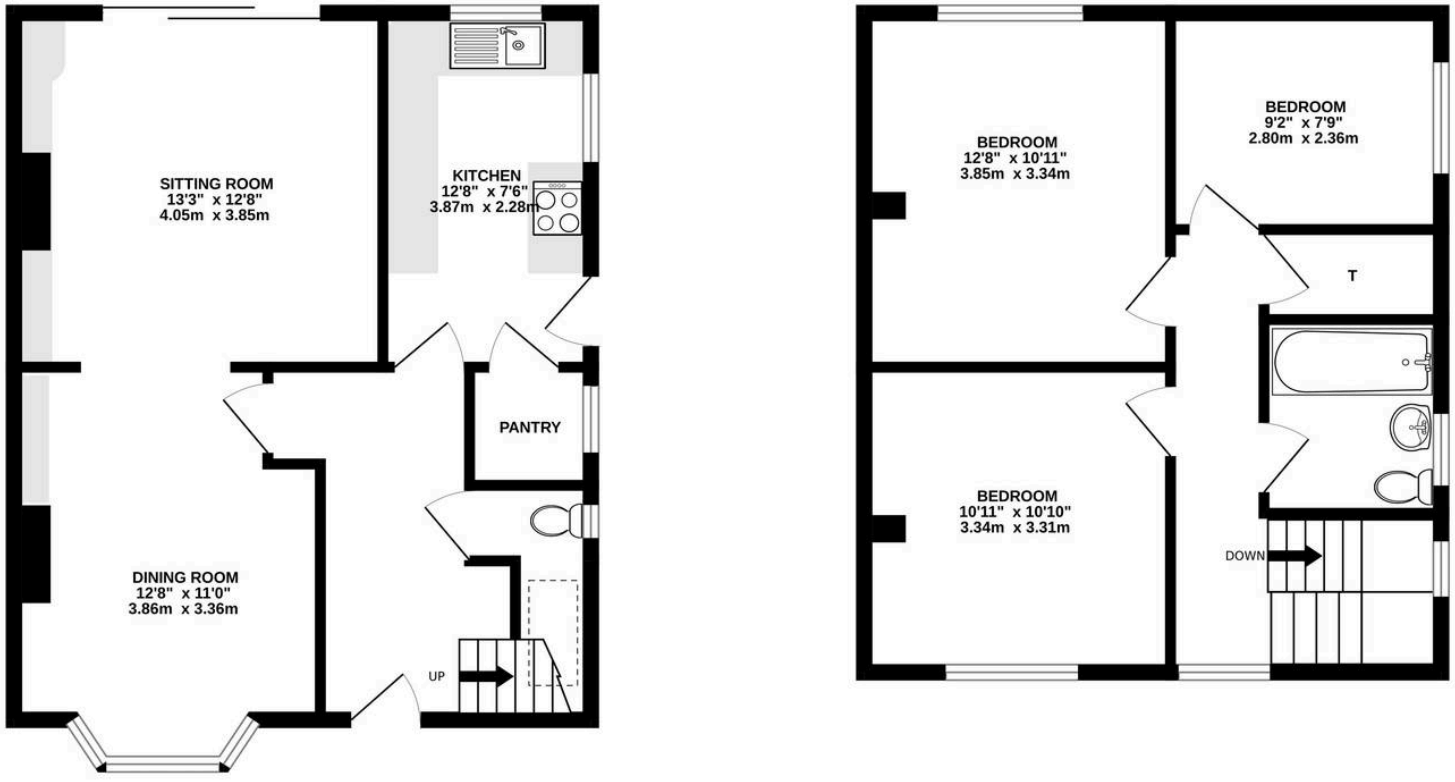






GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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