

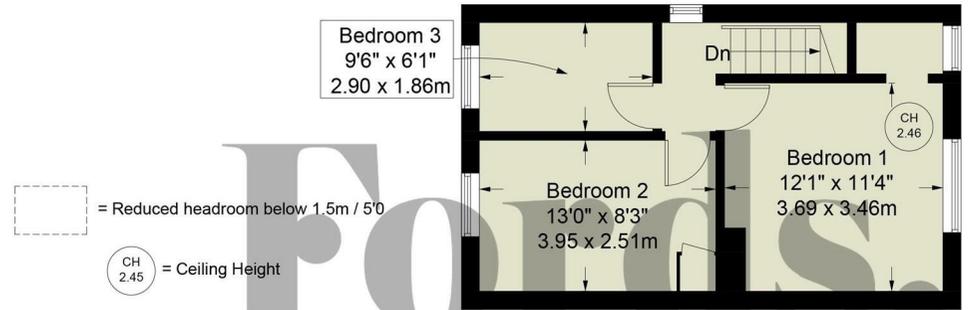
# Fords.

SALES | LETTINGS | NEW HOMES

Rowliff Road High Wycombe HP12 3LD



Approximate Gross Internal Area  
 Ground Floor = 643 sq ft / 59.7 sq m  
 First Floor = 371 sq ft / 34.5 sq m  
 Total = 1014 sq ft / 94.2 sq m



[Dashed box] = Reduced headroom below 1.5m / 5'0"  
 CH 2.45 = Ceiling Height

First Floor



Ground Floor

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

Rowliff Road High Wycombe HP12 3LD

Guide price £390,000

An extended four-bedroom semi-detached home, ideally positioned in a quiet cul-de-sac on the south-west side of High Wycombe town centre.

## Description

Upon entering, you are welcomed into a central hallway with stairs rising to the first floor. To the left, the sitting room flows seamlessly into the dining area and kitchen extension, creating a versatile and sociable living space ideal for modern family life. Completing the ground floor is a family bathroom and an additional fourth bedroom, offering flexibility for guests, a home office, or multi-generational living.

Upstairs, there are three well-proportioned bedrooms, providing comfortable accommodation throughout.

Externally, the property benefits from both front and rear gardens. The private rear garden features a hardstanding area and a lawn, offering a pleasant outdoor space for relaxing or entertaining.

## Situation

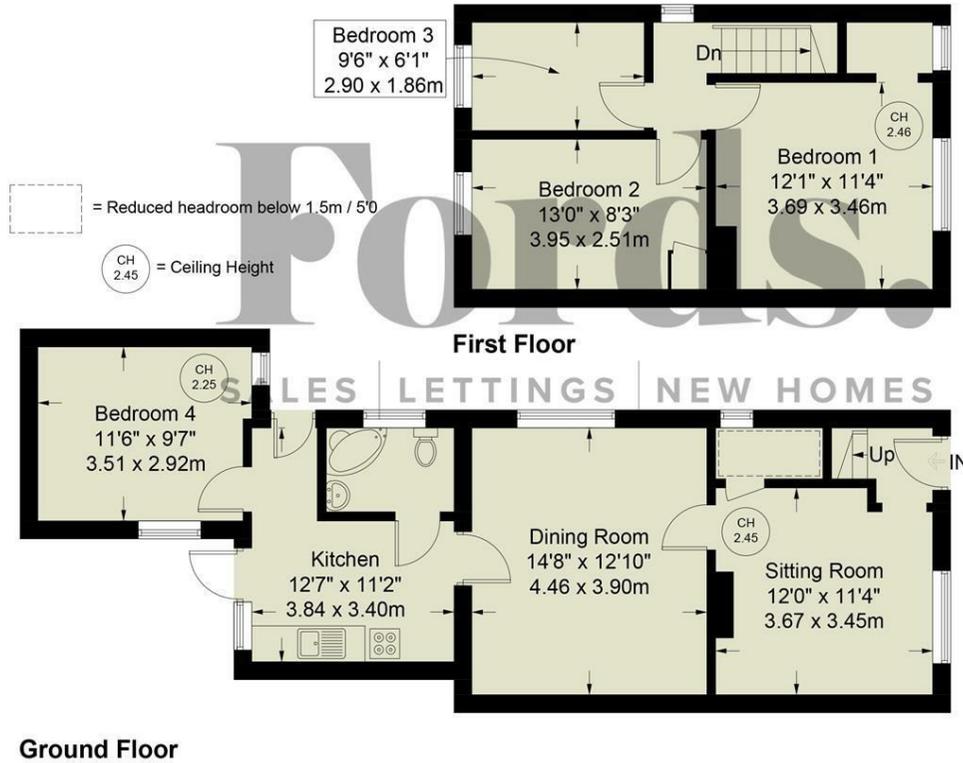
Rowliff Road is a well-established residential road situated on the south-west side of High Wycombe, offering convenient access to the town centre and a range of local amenities. The property is ideally positioned for commuters, with High Wycombe railway station providing regular services to London Marylebone, as well as easy access to the M40 (Junction 4) connecting to Oxford, London and Birmingham.

High Wycombe town centre offers a wide selection of shopping facilities, restaurants, cafés and leisure amenities, including the Eden Shopping Centre and Swan Theatre. The area is also well served by local schooling for all ages and benefits from nearby parks and open spaces, as well as the surrounding Chiltern Hills, an Area of Outstanding Natural Beauty, providing excellent walking and outdoor pursuits.

# Floor Plans

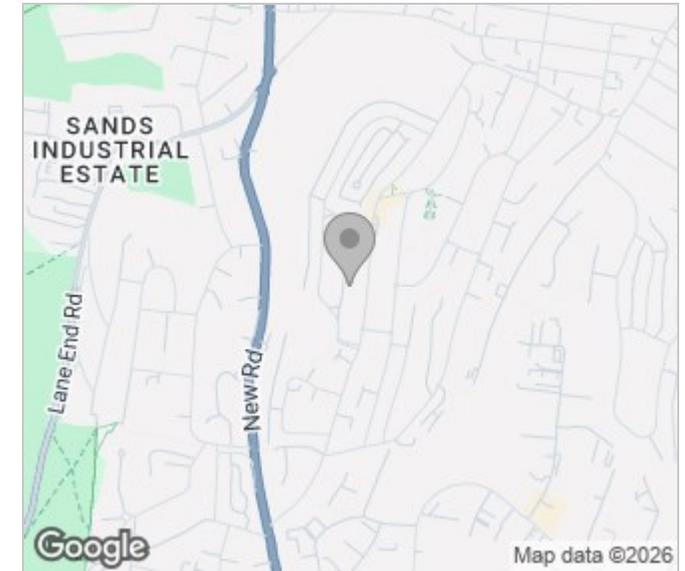
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# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive 2002/91/EC