



15 Aspen Road, High Wycombe - HP10 9FA

Guide Price £665,000

 **TIM RUSS**
& Company



- Stylish modern interior
- Double aspect living/dining room with underfloor heating & French doors to garden
- Open plan kitchen/living area with underfloor heating & French doors to rear
- Modern kitchen with integrated appliances
- Three generous bedrooms with air conditioning
- Contemporary bathrooms with walk-in showers
- Large patio and outdoor seating areas
- Spacious landscaped garden
- Detached garage with electric door
- Off-road parking (with electric vehicle charging point)

High Wycombe provides a centre for major retail outlets and supermarkets including the renowned Eden Shopping centre. There is a frequent service into London Marylebone, with the fastest trains taking approximately 28 minutes. For families there are a number of highly regarded schools in the area, notably the Royal Grammar school (boys) and Godstowe Prep School (co-ed). John Hampden Grammar School (boys) and Wycombe High School (girls) both within short walking distance. The M40 can be joined at junction 4 High Wycombe with easy accessibility to the M4 (Heathrow) and the M25. At Handy Cross is the hub development which includes a state-of-the-art leisure centre and full-size Waitrose.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



This handsome double fronted detached house presents an exceptional opportunity for modern family living, offering three spacious bedrooms with air conditioning, two and a half contemporary bathrooms, and three bright reception rooms.

Upon entering, you are greeted by well proportioned living areas with underfloor heating, enhanced by large windows and a seamless open plan layout, allowing natural light to flood each space. The stylish living rooms are beautifully appointed and tastefully decorated throughout.

The heart of the home is the contemporary kitchen, equipped with sleek modern units, integrated appliances, under-cabinet lighting, and generous countertop space, perfect for family meals and social gatherings. French doors from the living and dining areas provide effortless access to the outdoors.

Each bedroom is thoughtfully designed with air conditioning, vibrant decor and large windows ensuring a restful retreat. The bathrooms are fitted with modern fixtures, including spacious walk-in showers, heated towel rails, and stylish flooring.

The manicured landscaped garden features a spacious patio with comfortable seating, a dedicated barbeque area, and a decorative pond that adds tranquillity to the setting. Privacy fencing surrounds the garden, ensuring a secluded environment perfect for family activities or summer entertaining. Additional benefits include a detached garage with electric door, off-road parking for two cars, and an electric vehicle charging point.





Ground Floor

First Floor

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Approximate Gross Internal Area
 Ground Floor = 62.6 sq m / 674 sq ft
 First Floor = 50.2 sq m / 540 sq ft
 Garage = 18.6 sq m / 200 sq ft
 Total = 131.4 sq m / 1414 sq ft

Floor Plan produced for Tim Russ & Company 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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