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Sycamore Road, High Wycombe, HP12 4TH



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Guide price £230,000

Situated in a tucked-away position within the popular Sycamore Court development, this well-presented two-bedroom first-floor flat offers bright and spacious accommodation.

Benefitting from no onward chain and a share of freehold, the property presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Description

This recently updated apartment is presented in excellent decorative order throughout and offers bright, well-proportioned accommodation. Accessed via its own private ground-floor entrance, the first-floor layout includes a central hallway leading to all rooms. The spacious lounge/dining room enjoys pleasant views over the surrounding greenery, while the modern fitted kitchen is well-equipped with shaker-style units, ample worktop space, an integrated oven and hob, and room for additional appliances. There are two generous bedrooms, including a large principal bedroom with built-in storage and dressing space, alongside a versatile second bedroom suitable as a guest room, home office, or nursery. A contemporary bathroom completes the accommodation, featuring a bath with shower over, vanity wash basin, and WC.

Externally, the property benefits from an allocated parking space, visitor parking, and access to a south facing garden which is shared with only one other flat. Surrounded by mature trees and attractive green spaces, the development provides a peaceful setting while remaining conveniently located for local amenities and transport links, making it an ideal home for a range of buyers.

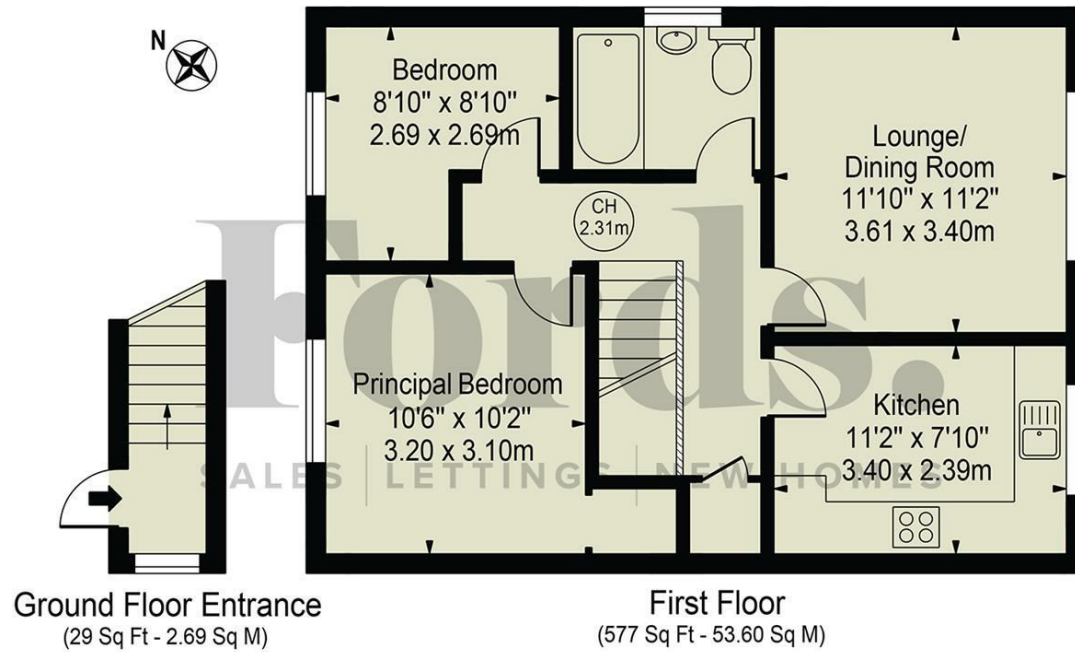
Situation

Sycamore Court is conveniently situated in the popular Cressex area of High Wycombe, offering easy access to a range of local amenities including supermarkets, shops, cafés, schools, and leisure facilities. The property is well positioned for commuters, with High Wycombe railway station providing regular services to London Marylebone, while the nearby A404 and M40 offer excellent road links to London, Oxford, Reading, and the wider motorway network. The area also benefits from an abundance of green spaces, walking routes, and access to the Chiltern Hills Area of Outstanding Natural Beauty, making it ideal for those seeking a balance between town convenience and outdoor living.



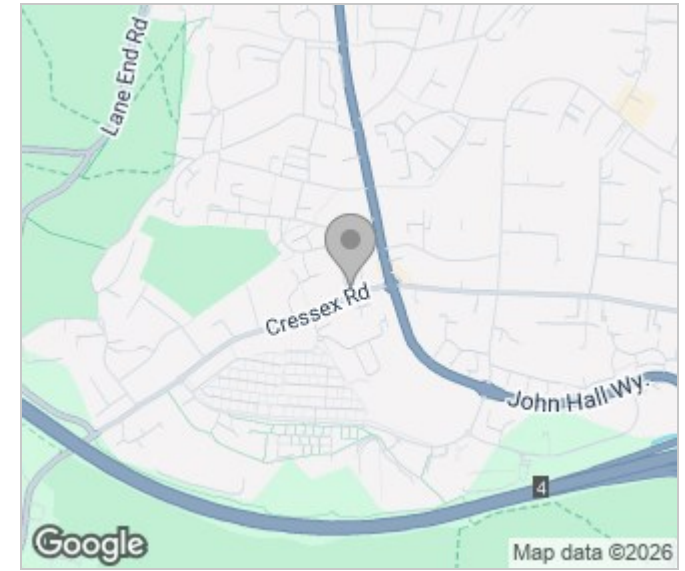
Sycamore Court

Approx. Gross Internal Area 606 Sq Ft - 56.30 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



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	