



# CRENDON **H**OUSE

Est. 1971

**24 Westfields House , London Road, High Wycombe,  
Buckinghamshire, HP11 1HA**

**£240,000 - Leasehold**

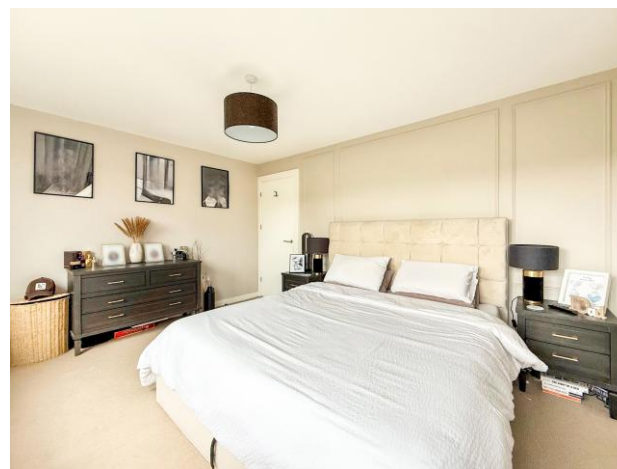
Crendon House are delighted to offer this stunning two-bedroom apartment, set within a modern and sought-after development on the east side of High Wycombe, offering easy access to Junction 3 of the M40. NO CHAIN. Beautifully presented throughout, the property comprises a welcoming entrance hall, bright open-plan lounge/kitchen/dining area with high-quality integrated appliances, two generous double bedrooms and a stylish modern bathroom. Further benefits include UPVC double glazing, a modern electric heating system, lift access, secure phone entry, gated allocated parking, and a large private balcony overlooking the River Wye.

The development sits adjacent to Kingsmead playing fields, providing a peaceful setting close to open green space and local amenities. Westfield House is ideally located on the eastern side of High Wycombe, a popular area for both commuters and families. The development is moments from the River Wye and Kingsmead Park, offering open green space for walks, sports, and leisure. Local amenities are excellent, including supermarkets, cafés, fitness facilities, and the nearby London Road Retail Park for additional shopping and dining options. The Eden Shopping Centre is also just a short drive or bus ride away. Commuters benefit from High Wycombe train station, with direct services to London Marylebone in under 30 minutes, and easy access to Junction 3 of the M40, linking to the M25 and London Heathrow. Families are well served with a variety of reputable schools nearby, including Wycombe High School, John Hampden Grammar, and The Royal Grammar School, along with several primary schools.

Lease Details –  
Years Remaining – 116  
Grounds Rent – £300 PA  
Service Charge - £1482 PA

N.B We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks in £50(incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of issuing a memorandum of sale, directly to Lifetime legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.





Two Double Bedroom Apartment

Very Well Presented

Open Plan Living

Modern Kitchen

Large Balcony

Lift Service

Secure Residents Parking

Long Lease Remaining

Council Tax Band: C

EPC Rating: D

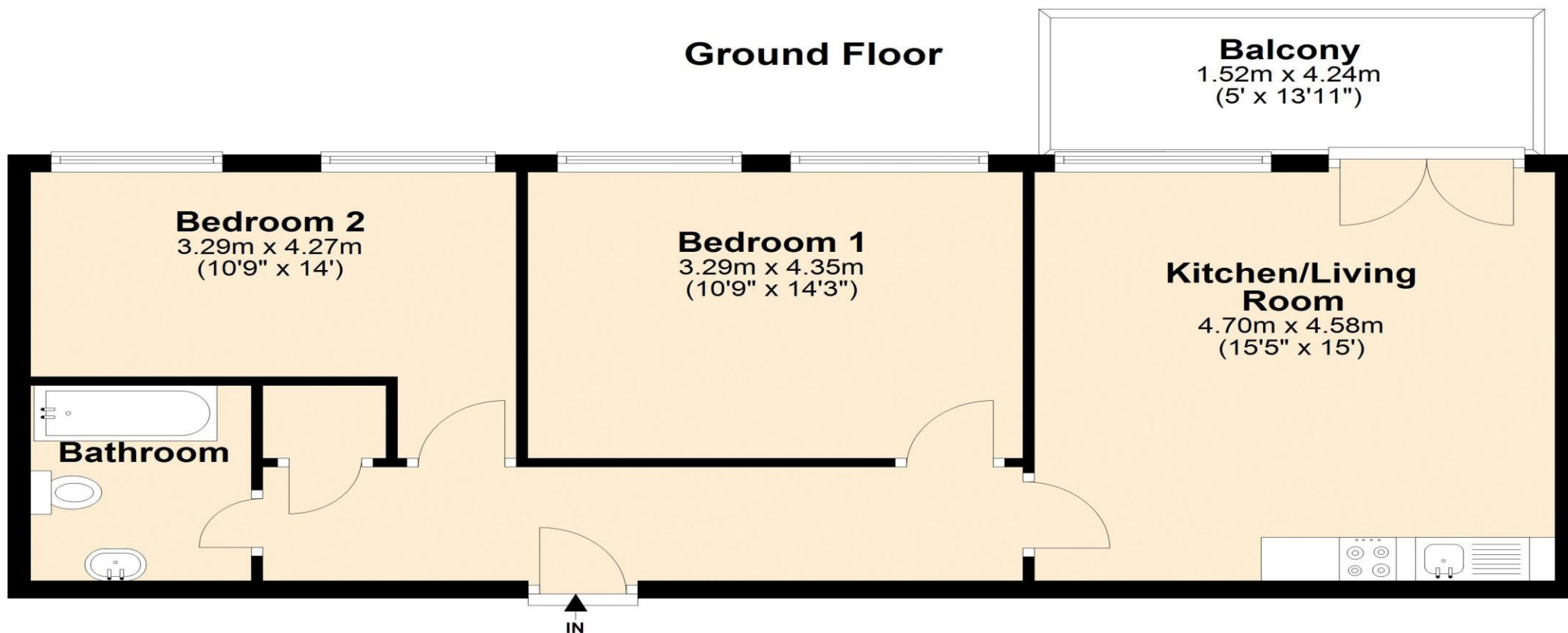
Crendon House – Wooburn Green

Tel: 01628 527766

Suffolk House  
54 – 55 The Green  
Wooburn Green  
Bucks  
HP10 0EU

[wooburn@crendonhouse.com](mailto:wooburn@crendonhouse.com)

[www.crendonhouse.com](http://www.crendonhouse.com)



Total area: approx. 62.9 sq. metres (677.1 sq. feet)



**Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.