

CRENDON **H**OUSE

Est. 1971



26 Westfields House, London Road, High Wycombe, Buckinghamshire, HP11 1HA

£275,000 - Leasehold

Presented to the market with no onwads chain, this beautifully updated two-bedroom apartment offers stylish and spacious accommodation with a superb south-east facing balcony and far-reaching views.

The apartment has been extensively improved by the current owner including the installation of a new open plan kitchen and complete redecoration throughout. The result is a bright, contemporary home which is ready to move straight into. The newly fitted kitchen has a contemporary design with an excellent range of fitted units, integrated appliances and a central island with seating. This flows into the living and dining areas creating a bright and spacious layout. Large windows and doors provide plenty of natural light and open directly onto the balcony. The south-east facing balcony provides an excellent outside space with room for seating with attractive elevated views across the surrounding countryside. There are two well-proportioned bedrooms with the principal bedroom offering excellent space for a large bed and additional furniture. The second bedroom is also good size and benefits from a newly fitted range of wardrobes. The bathroom has a modern contemporary finish with a bath and shower, WC, wash hand basin with vanity storage and heated towel rail. Further benefits include a welcoming entrance hallway with useful storage, attractive flooring through the main living areas and an excellent standard of presentation throughout. The property also offers lift access, secure residents parking and intercom access. With its newly fitted kitchen, immaculate interior, impressive open-plan living space and south-east facing balcony, the apartment offers an excellent opportunity for buyers looking for a stylish home requiring no immediate work.

The property is conveniently positioned within easy reach of High Wycombe town centre which offers an extensive range of shopping, leisure and recreational facilities including the Eden Shopping Centre, restaurants, cafés and supermarkets. High Wycombe mainline railway station provides regular direct services into London Marylebone making the location particularly convenient for commuters. The area also benefits from excellent road connections with access to the M40 providing links towards London, Oxford and the wider motorway network. Positioned just next to the Kingsmead playing fields and the surrounding Chiltern countryside, there are wide variety of woodland walks and open spaces while a good selection of local schools and everyday amenities can also be found nearby.

Lease Details –

Years Remaining – 115

Grounds Rent – £300 PA

Service Charges – £1560 PA

Building Insurance - £914 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 is £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.





Modern Two Bedroom Apartment

Newly Fitted Open Plan Kitchen

South East Facing Balcony With
Countryside Views

Spacious Living And Dining Area

Bright And Airy Accomodation

Generous Double Bedrooms

Well Presented Bathroom

Secure Residents Parking

Council Tax Band: C

EPC Rating: C



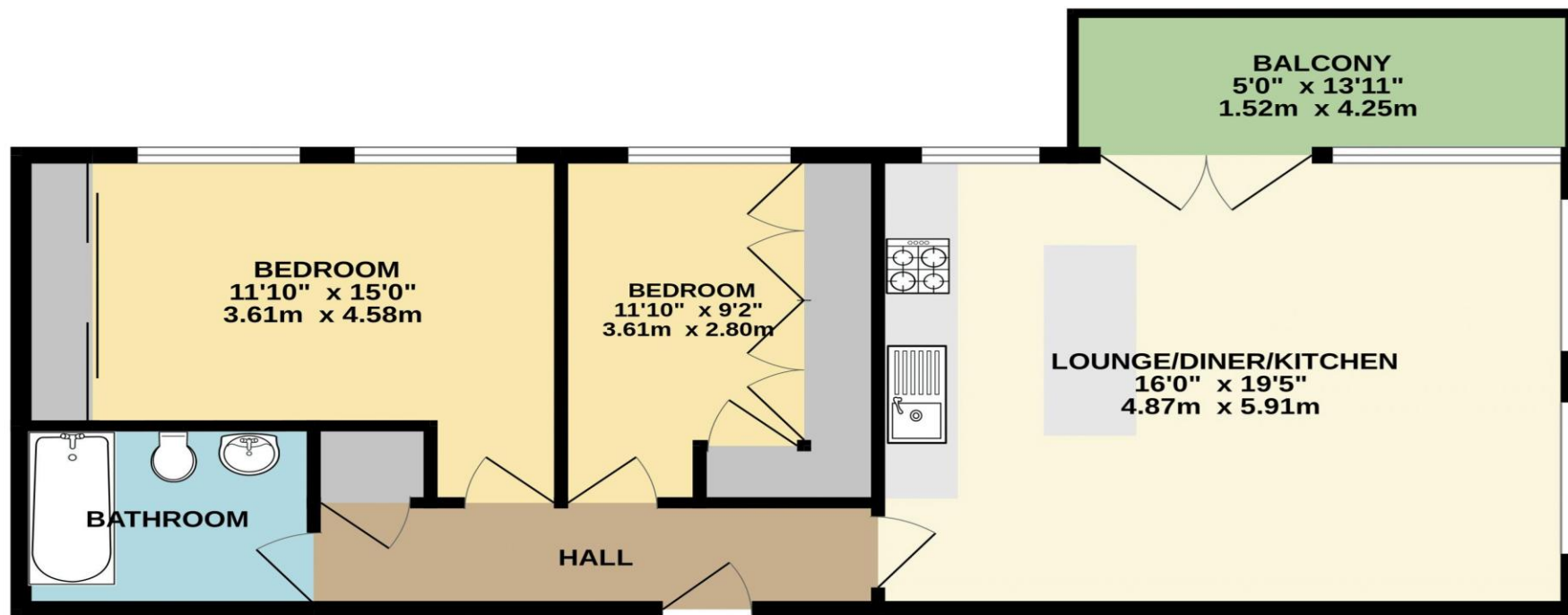
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TOTAL FLOOR AREA : 762sq.ft. (70.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
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Please Note

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.