



London Road | High Wycombe | HP11 1LP

£415,000

An Early 1900's Mid terrace townhouse situated to the East side of High Wycombe Town Centre.

Description

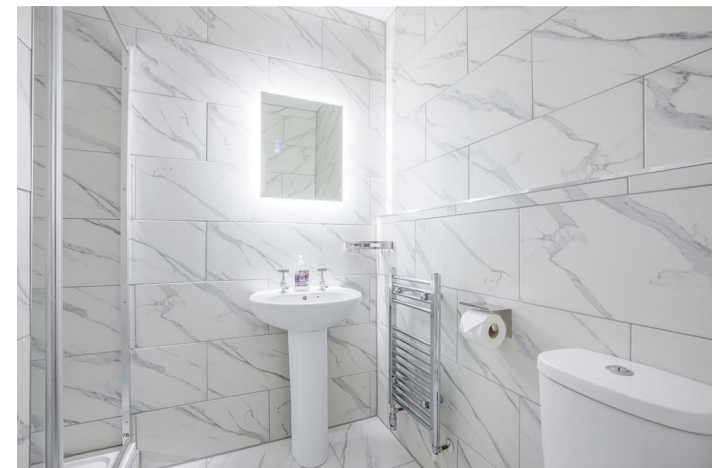
A well-presented and much improved four-bedroom terraced townhouse built in the early 1900's. This property makes for an ideal family home and features two reception rooms, four bedrooms, family bathroom and an en suite shower room off the principal bedroom. The kitchen features white gloss units, built in extractor fan, built in hob and oven and fridge freezer as well as a utility room with additional storage to the back. Further improvements include a recently modernised family bathroom and a modern en suite shower.

To the rear of the property there is a well-proportioned garden backing onto the River Wye. To the front of the property there is a driveway parking.

Additional features include double glazing throughout, gas central heating and a generous lower ground floor cellar ideal for additional storage.

Situation

London Road is located on the east side of High Wycombe's town centre. The area is popular amongst working professionals and families alike due to the close proximity to the mainline train station and town centre. The High Wycombe Rye Lido and park are 0.8 miles away allowing easy access to plenty of greenery to enjoy. Via the Chiltern Railway Service, you'll be at London Marylebone Station in just 27 minutes or Oxford in 38 minutes. For Road users Junction 3 of M40 is 1.6 miles away offering easy access to London.



London Road, HP11 1LP

Approximate Gross Internal Area
Cellar = 300 sq ft / 27.9 sq m
Ground Floor = 428 sq ft / 39.8 sq m
First Floor = 368 sq ft / 34.2 sq m
Second Floor = 300 sq ft / 27.9 sq m
Total = 1396 sq ft / 129.8 sq m

Cellar
11'7" x 10'10"
3.52 x 3.29m

Cellar
15'5" x 11'6"
4.69 x 3.50m

CH 1.65

Ground Floor

Utility
CH 2.46

Kitchen
9'5" x 6'10"
2.88 x 2.08m

Sitting Room
15'3" x 11'1"
4.65 x 3.38m

Dining Room
11'3" x 10'7"
3.42 x 3.23m

CH 2.44

First Floor

Bedroom
9'8" x 7'9"
2.95 x 2.35m

Bedroom
11'3" x 10'8"
3.44 x 3.25m

CH 2.46

Second Floor

Bedroom
12'2" x 11'1"
3.72 x 3.38m

Bedroom
11'3" x 11'2"
3.43 x 3.40m

CH 2.69

CH 2.44 = Ceiling Height

Reduced headroom below 1.5m / 5'0"

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 preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

A map of the Wycombe Marsh area. The map shows a network of roads, including London Rd and Hatter's Ln. A location pin is placed on the map, indicating a specific point of interest. The area is labeled 'WYCOMBE MARSH'. The map is credited to Google and includes the text 'Map data ©2025'.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	72	79
England & Wales		EU Directive 2002/91/EC