

CRENDON HOUSE

Est. 1971



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

£280,000 - Leasehold

Stunning fully renovated duplex apartment. A beautifully presented home offering stylish accommodation arranged over two floors with a newly fitted kitchen, luxurious high quality bathroom and its own private outside space complete with a covered pergola seating area. Finished in a contemporary style throughout, this exceptional apartment is ready to move straight into. NO ONWARDS CHAIN.

The property has undergone an extensive renovation with considerable attention given to both the finish and design. The accommodation feels more like a house than a conventional apartment with the duplex arrangement providing excellent separation between the living and bedroom spaces. The main living area is light and airy with plenty of space for both relaxing and dining. Contemporary décor, attractive flooring and lighting create a smart modern feel while also benefitting from access to the property's private outside space. The newly fitted kitchen has been designed in a modern style with a range of fitted units, work surfaces and integrated appliances. The kitchen provides an excellent amount of storage and preparation space while complementing the contemporary finish found throughout the apartment. The bedroom is positioned on the upper floor and provides a generous and comfortable space with a range of fitted wardrobes. A particular highlight is the luxurious bathroom which has been completely refitted with a striking contemporary suite and high-quality finishes. The combination of modern, stylish tiling and carefully considered lighting gives the room a distinctive feel. Outside, the property benefits from its own private garden area. The space has been attractively arranged to provide a low-maintenance area with a covered pergola creating a dedicated seating area. The property is presented in immaculate condition throughout and offers a rare combination of duplex accommodation, contemporary interiors and private outside space. With the renovation already completed, this fantastic duplex apartment represents an excellent opportunity for buyers looking for something considerably different from a conventional offering.

Lease Details –
Years Remaining – 115
Grounds Rent – £300 PA
Service Charges – £1602 PA
Building Insurance - £939 PA

Westfields House is conveniently positioned on London Road to the east of High Wycombe town centre and immediately adjacent to the popular Kingsmead Playing Fields, providing excellent access to open green space, recreational facilities and riverside walks. High Wycombe town centre offers an extensive range of shopping, leisure and recreational facilities including the Eden Shopping Centre, restaurants, cafés and supermarkets. The mainline railway station provides regular direct services into London Marylebone making the location particularly convenient for commuters. The property is also ideally placed for road connections with easy access to Junction 3 of the M40 at Loudwater providing links towards London, Oxford and the wider motorway network. A range of local shops, schools and everyday amenities can also be found within the surrounding area.





Stunning Fully Renovated Duplex
Apartment

Offered To The Market With No
Onward Chain

Private Garden With Pergola Seating
Area

Newly Fitted Contemporary Kitchen

Luxurious Refitted Bathroom

Spacious And Light Living
Accommodation

Bedroom Arranged On The Upper

Council Tax Band: C
EPC Rating: C

Crendon House – Wooburn Green

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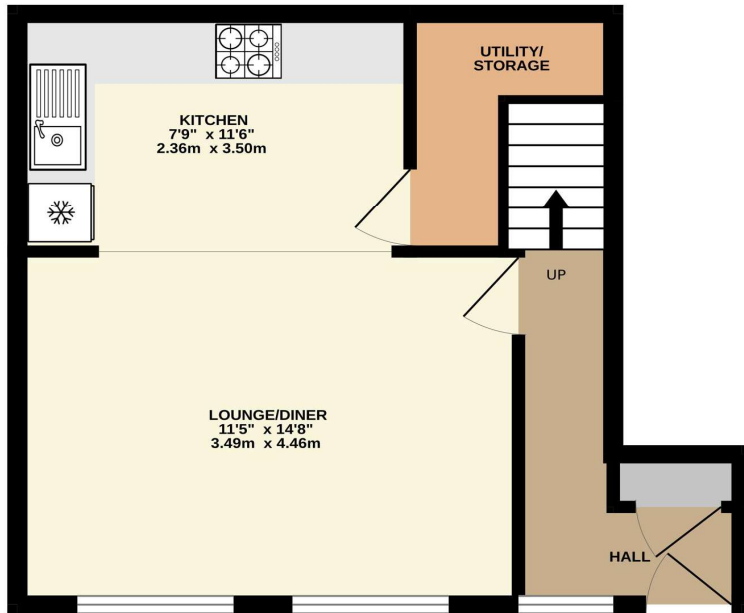
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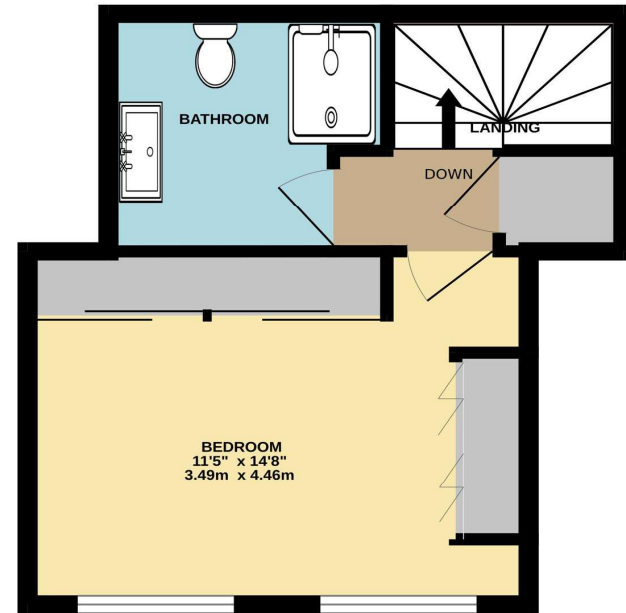
www.crendonhouse.com



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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.