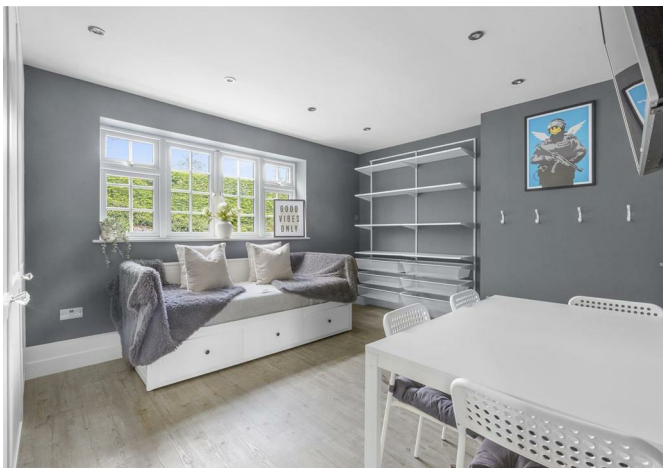




**Fords.**  
SALES | LETTINGS | NEW HOMES

Coombe Lane, High Wycombe, HP14 4NX



Coombe Lane, High Wycombe, HP14 4NX

**£2,200 Per month**

\*Monthly Rent Inclusive of All Utilities & Sky TV!\*

Fords are delighted to offer this beautifully-presented, fully furnished three-bedroom annexe on Coombe Lane in Hughenden Valley, combining comfort and style with spacious, well-designed interiors and a high-quality finish throughout.

## Description

Upon entering, the ground floor opens into a stylish open-plan kitchen complete with a breakfast bar, flowing seamlessly into the living area with a feature media wall. Large bi-fold doors at the rear lead out to a private patio, where you can enjoy far-reaching views across the surrounding countryside. Towards the front of the property, there is a versatile additional reception room, ideal as a sitting room or third bedroom, along with a convenient downstairs cloakroom.

Upstairs, the first floor offers two well-proportioned double bedrooms, including a principal bedroom with its own ensuite, alongside a contemporary family bathroom fitted with a rainfall shower. Completing the accommodation is a useful loft room, providing excellent storage and an ideal space for a home office or study.

Externally, the property further benefits from driveway parking for up to four cars.

## Situation

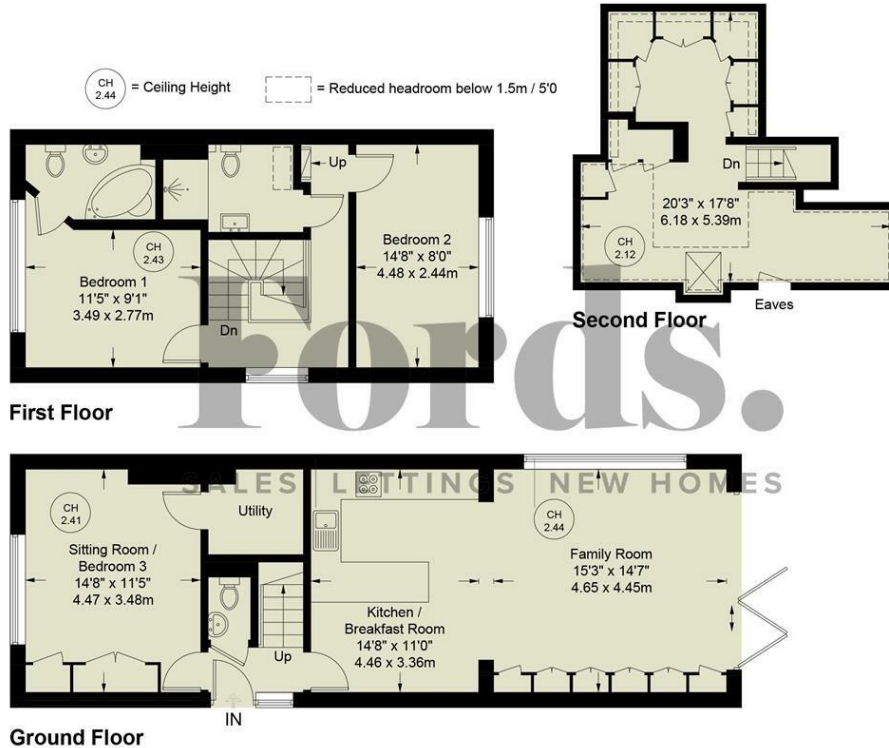
Hughenden Valley is a sought-after Buckinghamshire village set within rolling countryside, just three miles from High Wycombe. It benefits from excellent transport links, including fast rail services to London Marylebone (around 30 minutes) and easy access to the M40. The area is known for its highly regarded schools, including grammar options, as well as its charming pubs and nearby National Trust parkland at Hughenden Manor, offering scenic walks and outdoor space close to home.



# Floor Plans

## Frogmoor, Coombe Lane, HP14 4NX

Approximate Gross Internal Area  
 Ground Floor = 678 sq ft / 63.0 sq m  
 First Floor = 434 sq ft / 40.3 sq m  
 Second Floor = 249 sq ft / 23.1 sq m  
 Total = 1361 sq ft / 126.4 sq m



Floor Plan produced for Ford & Partners by Media Arcade Ltd ©.  
 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.

# Area Map



## Energy Performance Graph

### Energy Efficiency Rating

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