



470 West Wycombe Road, High Wycombe, HP12 4AH
£450,000

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High Wycombe, High Wycombe

- Beautifully Presented Semi Detached Character Cottage
- Extensively Refurbished to Blend Character with Modern Living
- Sitting Room and Impressive Through Open Plan Kitchen/Family/Dining Room
- Three First Floor Bedrooms and Family Bathroom with Freestanding Bath and Separate Shower
- High Specification Fittings Throughout
- Detached Garage With Resurfaced Resin Driveway
- Enclosed Gardens with Patio and Lawn
- Viewing Recommended

The historic West Wycombe Village is within a 5 min walk, which is home to the National Trust run West Wycombe Estate, as well as a variety of specialist shops which provide for most day-to-day needs. There are great transport links on the doorstep. Access to the M40 motorway at junction 4 High Wycombe is also easily accessible and there is a mainline rail link with 30 min trains to London Marylebone & Birmingham from either High Wycombe or Saunderton.

Council Tax band: D

Tenure: Freehold

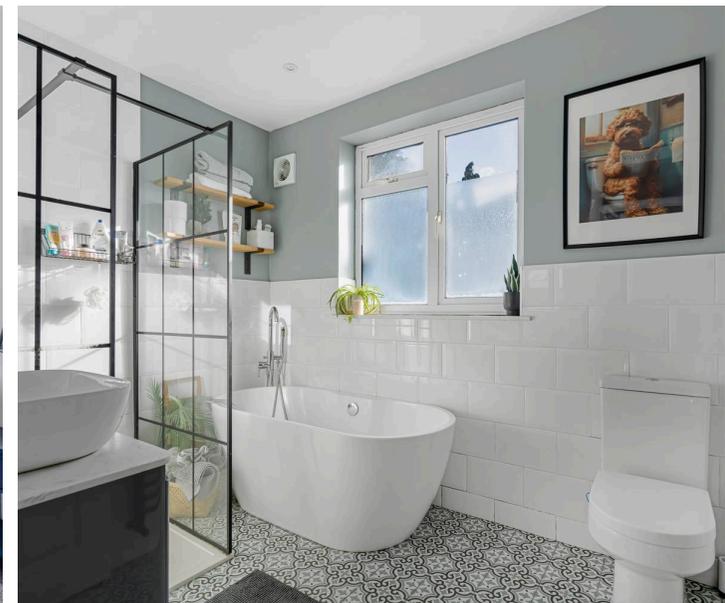
EPC Energy Efficiency Rating: D



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Step inside this beautifully presented three bedroom semi detached character cottage, where classic charm meets modern living. Recently refurbished throughout, the property boasts high specification fittings and thoughtful design touches that make it truly stand out. The sitting room offers a cosy retreat, while the impressive open plan kitchen, family, and dining room is perfect for entertaining or relaxed family evenings. Upstairs, you'll find three comfortable bedrooms and a stunning family bathroom, complete with a freestanding bath and a separate shower for a touch of luxury. Every detail has been considered, from the stylish décor to the quality finishes. The detached garage provides plenty of storage or parking space (ideal for busy households), and the resurfaced resin driveway adds a smart, practical touch. Whether you're looking for a home to move straight into or somewhere to enjoy for years to come, this cottage ticks all the boxes. Viewing is highly recommended to fully appreciate everything this characterful home has to offer.

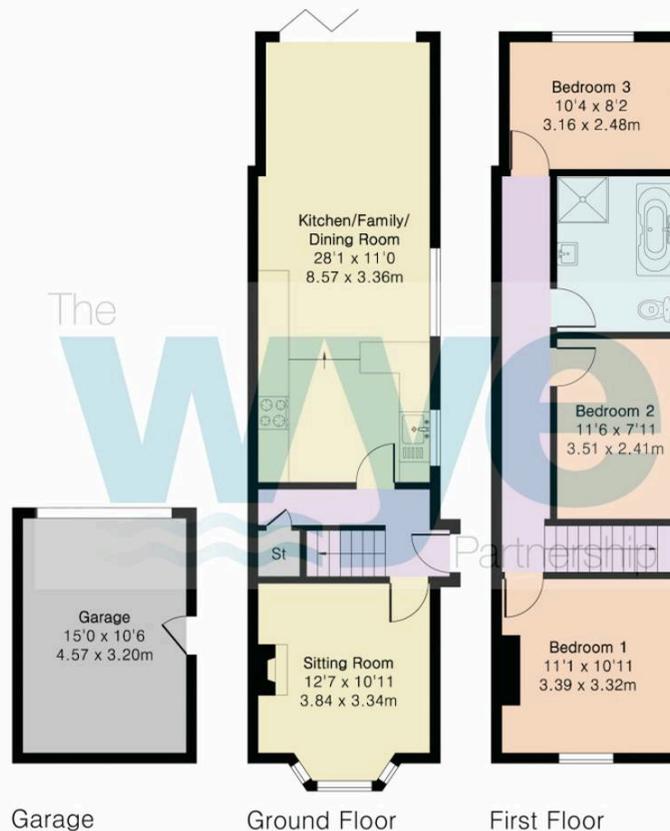


**Approximate Gross Internal Area 1005 sq ft - 93 sq m
(Excluding Garage)**

Ground Floor Area 509 sq ft - 47 sq m

First Floor Area 496 sq ft - 46 sq m

Garage Area 157 sq ft - 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

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