



# 7 Tancred Road

High Wycombe, HP13 5EQ

- An Extended Detached Family Home With Good Size Rear Gardens
- Potential For Further Extension Subject To Planning
- Well Presented Throughout With Balanced Accommodation
- Cloakroom, Living Room, Separate Dining Room, Kitchen & Utility Room
- Four Good Size Bedrooms, Family Bathroom
- Gas Central Heating, Triple Glazing, Garage Storage Room + Ample Driveway Parking
- Stones Throw Of Hughenden Park And Easy Reach Of Town Centre Amenities

The property is situated in a highly regarded and much sought after development a stones throw from National Trust parkland offering miles of countryside walks. In contrast, the town centre, which provides a vast array of shopping, leisure, entertainment and hospitality facilities, as well as a mainline rail link to London, Birmingham & Oxford, is approximately 1 mile away. The town offers good public transport links and access to the motorway network.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



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This well presented four bedroom detached family home offers balanced and spacious accommodation throughout, making it ideal for modern family living. The property features a welcoming entrance hall with cloakroom, a generous living room, and a separate dining room that is perfect for entertaining. The kitchen is well appointed and complemented by a useful utility room. Upstairs, there are four good size bedrooms and a family bathroom. The house benefits from gas central heating and triple glazing, ensuring comfort and energy efficiency. There is a garage storage room and ample driveway parking for multiple vehicles. The home is situated just a stone's throw from Hughenden Park and is within easy reach of town centre amenities, providing excellent convenience for shopping, leisure, and transport links. Additionally, there is potential for further extension (subject to planning permission), allowing buyers the opportunity to tailor the property to their needs. Early viewing is highly recommended to appreciate the quality and flexibility of the accommodation on offer.

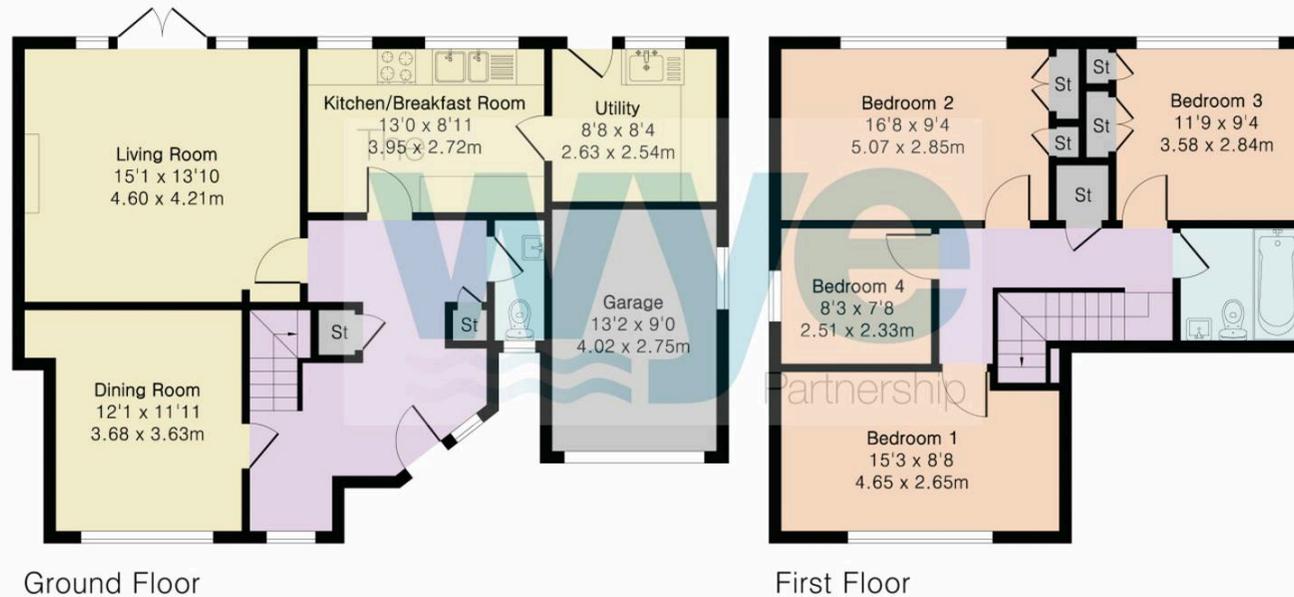


## Approximate Gross Internal Area 1356 sq ft - 126 sq m (Excluding Garage)

Ground Floor Area 744 sq ft – 69 sq m

First Floor Area 612 sq ft – 57 sq m

Garage Area 119 sq ft – 11 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

Wye House, 15 Crendon Street, High Wycombe – HP13 6LE

01494 451300 • [wycombe@wyeres.co.uk](mailto:wycombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

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