



FORD & PARTNERS

ESTATE AGENTS

27 Rye View, High Wycombe, Buckinghamshire, HP13 6HL





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**Offers over  
£695,000**

**\*VENDORS HAVE FOUND\*** Virtual Viewing Available - Call to Request Link \* A well-proportioned four-bedroom detached family home in a much sort after location within five minutes' walk to the town centre and the train station.

Rye View is a quiet, uncrowded, pleasant and leafy cul-de-sac within the very residential Amersham Hill Conservation Area, yet, it is within a 5 minutes' walk to High Wycombe Town Centre and the Railway Station, making it a very desirable location to move into.



## Description

Ford & Partners are pleased to be able to offer for sale this very desirable four-bedroom property so conveniently located to local amenities.

The current owners having moved in as a young family some 34 years ago, the good size spaces in the property has provided them suitable accommodation for their growing family over the years and are now moving on which offers the opportunity for a new family to put down their roots in this pleasant residential neighbourhood.

The Master Bedroom in this home is extra-large with space for ample fitted or loose storage. However, some neighbours with larger families have created an additional bedroom from this extra space or have added an en-suite instead.

The front and rear gardens are of good manageable size. The front drive has the potential to be widened from one car to a two-car off-street parking drive. There is also on-street space for two cars outside the property (free parking).

## Situation

For commuters to London by train, the London bound Platform 3 has easy access from Rye View where it takes just 27 minutes to get to London Marylebone. This mainline station also serves commuters to Birmingham, Banbury, Aylesbury and not forgetting the Bicester shopping outlet. For commuters by road, the location is very convenient too because High Wycombe benefits from two M40 motorway junctions J3 & J4 with J4 just 2 miles away.

It is well known that Schools is one reason why many families move into High Wycombe area. From this property, you are within 5 minutes' walk to Royal Grammar School, Godstowe Preparatory Independent School, Bucks New University, Hamilton Academy etc. Also, within walking distance, you have Crown House Independent school, John Hampden Grammar School, Wycombe High Grammar School and Wycombe Abbey School.

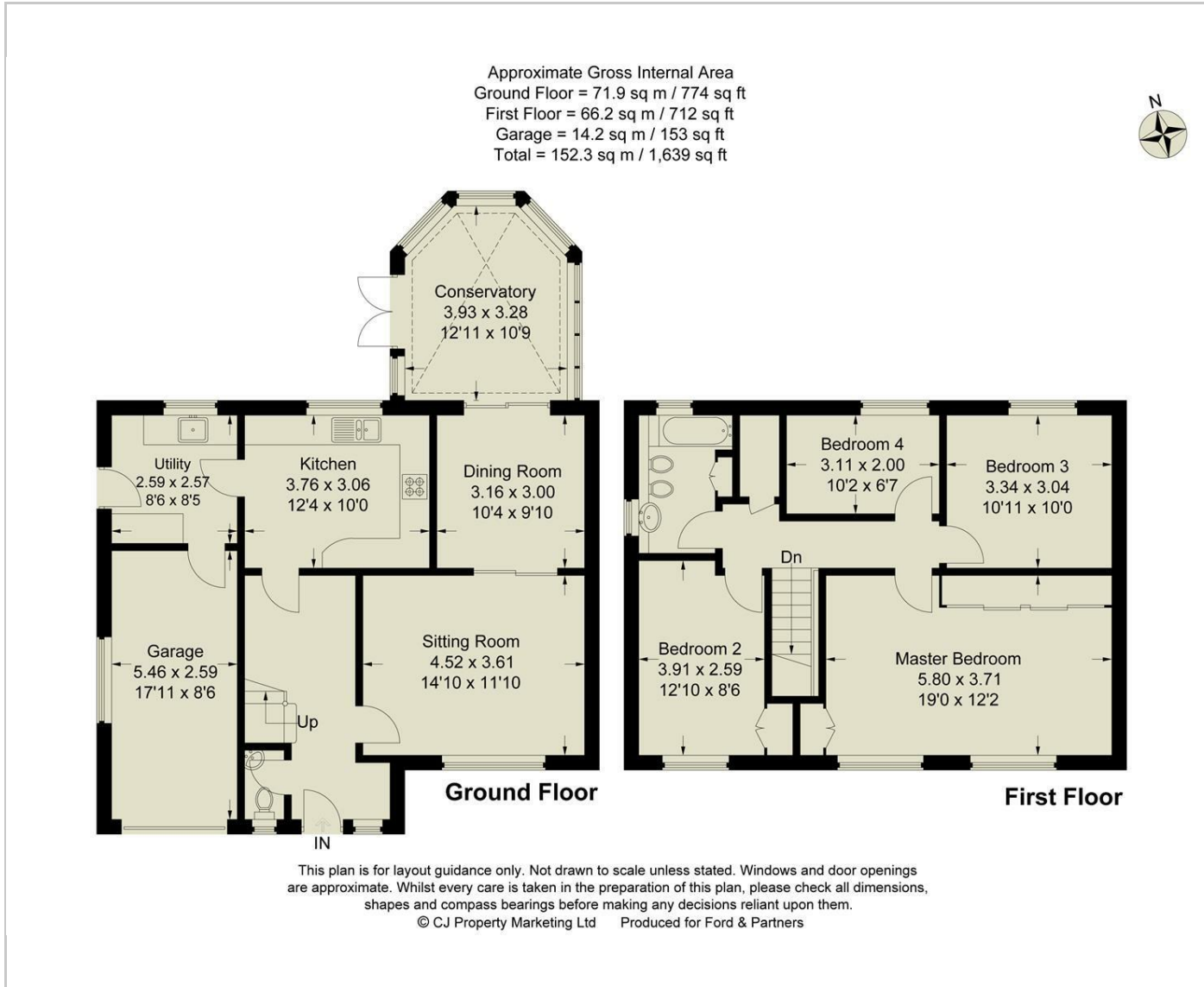
Being so close to the town centre, the property is also within walking distance to the Hospital, many supermarkets such as Tesco, Morrisons, Sainsburys, Aldi, Lidl, M&S and is in close proximity to Waitrose, Asda and the sports centre – all with parking facilities.

High Wycombe is surrounded by open countryside and is one of the most popular market towns in Buckinghamshire. Sitting in a beautiful valley amid the dramatic surroundings of the Chiltern Hills, it offers a substantial variety of facilities to residents and it also serves as the hub for the many surrounding smaller towns and villages. High Wycombe being located on M40 and just 25 minutes to Heathrow, it has attracted much inward investment in the recent past that has helped to add very many useful local amenities and have also attracted many large corporate employers like Johnson and Johnson. On the outskirts of the town are a number of retail parks and a John Lewis. The town is of course a mature residential centre, which had built up over the last two centuries as the major centre for furniture-making in South East England. It also boasts easy access to some excellent country pubs too.

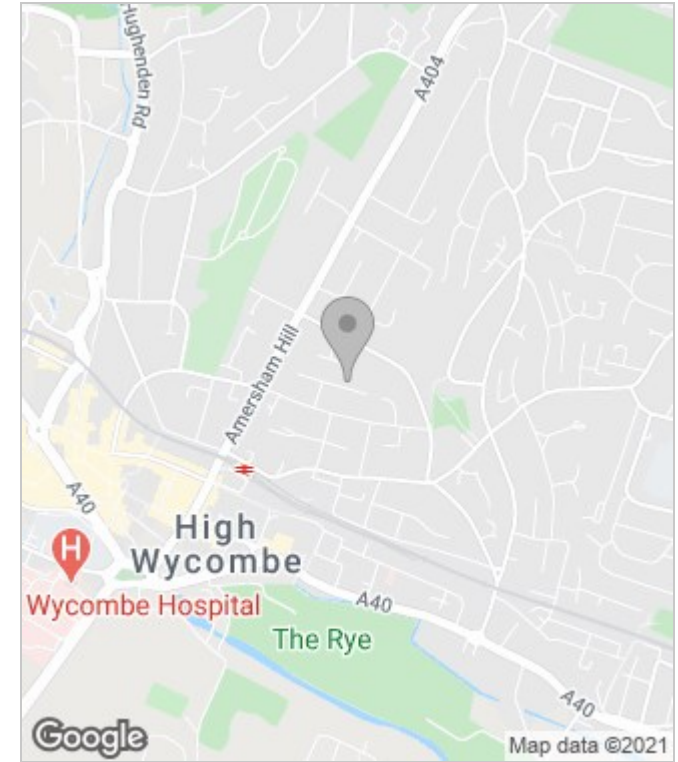




# Floor Plans



# Area Map



# Energy Performance Graph

