

# Fords.

SALES | LETTINGS | NEW HOMES

New Road High Wycombe HP12 4RT



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**Guide price £725,000**

A beautifully presented four-bedroom, two-bathroom detached family home, ideally positioned at the end of an exclusive cul-de-sac comprising just five properties.

## Description

Upon entering, you are welcomed into a central hallway with stairs rising ahead and internal access to the spacious double garage on your left, offering excellent potential for conversion into additional living accommodation (subject to the usual consents). The ground floor provides a versatile layout, including a home office/study, downstairs cloakroom, living room, dining room, and an impressive kitchen/breakfast room. Recently refitted, the kitchen features stylish shaker-style cabinetry, marble-effect worktops, a central island, and integrated appliances. A bright conservatory completes the ground floor accommodation.

Upstairs, the property offers four well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from built-in wardrobes and a private en-suite.

Externally, the property enjoys landscaped front and rear gardens. To the front, the driveway provides ample parking for up to six vehicles alongside the double garage. The rear garden is thoughtfully arranged, featuring a patio area ideal for entertaining, with a separate lawned section to the side.

## Situation

Sands is a well-connected and sought-after residential area located on the western edge of High Wycombe. Known for its convenience and community feel, the area appeals to families, professionals, and commuters alike. Positioned just moments from Junction 4 of the M40, it offers excellent road links to London, Oxford, and beyond —making it ideal for those needing swift access to the Capital or the wider motorway network.

Residents benefit from a wide range of local amenities, including nearby supermarkets, independent shops, and leisure facilities, as well as excellent schooling options such as grammar and comprehensive schools including Wycombe High School, Chepping View Academy and John Hampden - all within walking distance. The area is also served by regular bus routes and is just a short drive from High Wycombe railway station, offering direct services to London Marylebone in under 30 minutes.

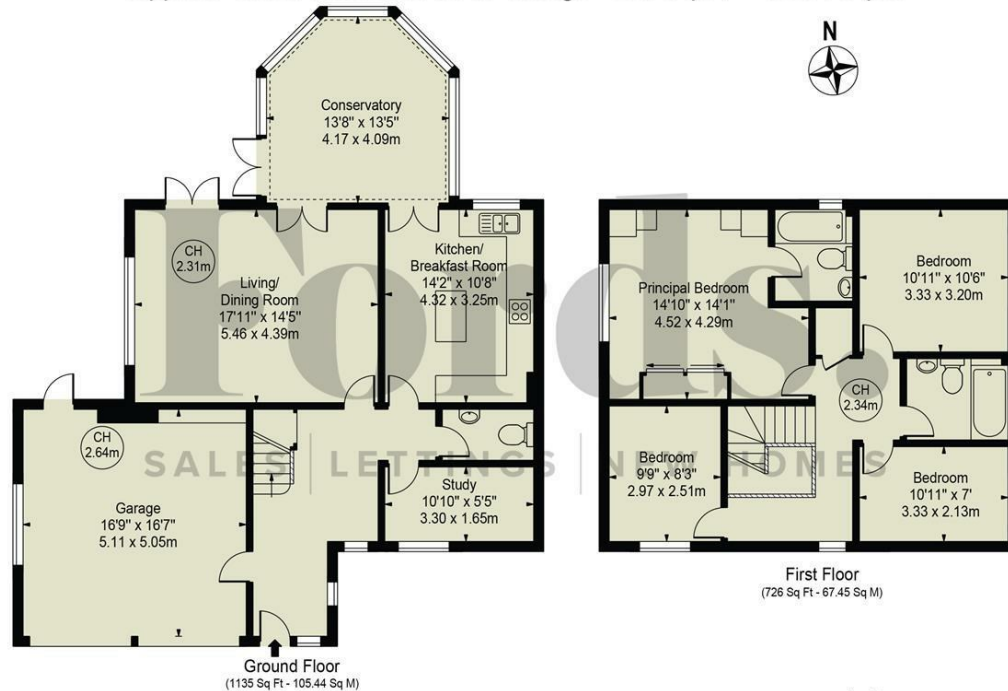


# Floor Plans

## New Road

Approx. Total Internal Area 1861 Sq Ft - 172.89 Sq M  
(Including Garage)

Approx. Gross Internal Area Of Garage 278 Sq Ft - 25.81 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement made or let. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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# 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 