



# Fords.

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Desborough Road, High Wycombe, HP11 2RQ



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**Offers over £180,000**

A well proportioned one double bedroom ground floor apartment ideally located within a few minutes walk from High Wycombe Town centre. The property benefits from a garden space, secure gated parking and sold with no onward chain.

## Description

Upon entering the apartment, you are welcomed by a spacious hallway which benefits from two large storage cupboards, providing excellent practical storage space. From the hallway, you have access to a well-proportioned double bedroom, a modern and well-presented bathroom, and a bright, spacious open-plan kitchen and living area with patio doors leading to the private garden space.

The open-plan kitchen/living space offers a comfortable and versatile layout, ideal for both relaxing and entertaining. The kitchen is modern in design with ample worktop and cupboard space, while the living area provides plenty of room for dining and seating.

The apartment is modern throughout and has been well maintained by the current owner. It benefits from double glazing throughout, the property offers generous living space giving a contemporary feel, making it ideal for first-time buyers, downsizers, or investors alike.

Externally, the property also benefits from secure gated permit parking, providing both convenience and peace of mind.



## Situation

Within a five-minute walk into Eden shopping centre, it offers wide range of shops, dining facilities and cinema complex. For commuters, High Wycombe railway station provides regular direct services to London Marylebone, while the nearby M40 (Junction 4) offers excellent road links to London, Oxford and Birmingham.



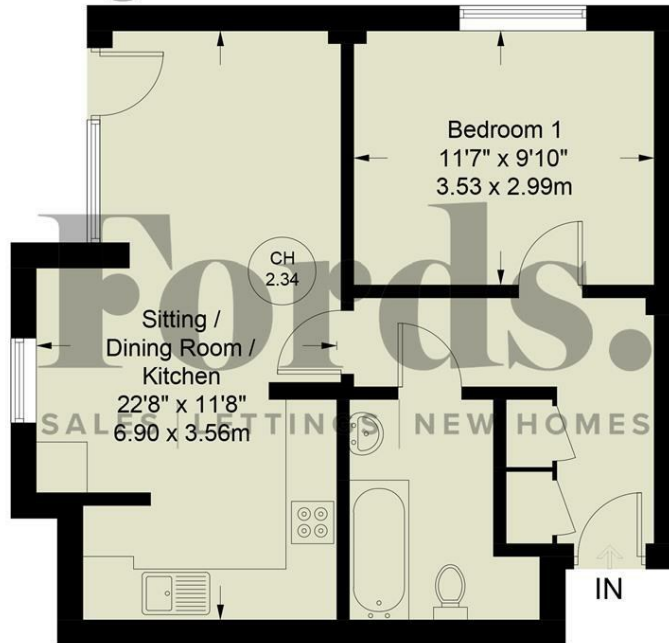
# Floor Plans

## Desborough Road, HP11 2RQ

Approximate Gross Internal Area  
501 sq ft / 46.6 sq m



CH  
2.34 = Ceiling Height



### Ground Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.  
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>	78	78
(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	