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Underwood Road High Wycombe HP13 6YA



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Guide price £400,000

A standout opportunity to purchase a beautifully renovated three-bedroom semi-detached home, offered to the open market for the first time, and now inviting offers in excess of £400,000.

Set on a generous plot with extensive off-street parking, a westerly-facing rear garden and excellent future potential, this much-loved home offers buyers the chance to move straight in while still having the scope to extend, reconfigure and grow over time, subject to the necessary consents.

Description

The property has been thoughtfully improved by the current owners and combines stylish modern presentation with practical family living. Recent improvements include a refitted kitchen, modern bathroom and newly installed gas combi boiler, creating a home that is ready to enjoy from day one.

Upon entering the property, you are welcomed by a central hallway with stairs rising to the first floor. To the right is a stylish bay-fronted sitting room, enhanced by contemporary acoustic panelling, creating a warm and inviting living space. To the rear is a large recently refitted kitchen/dining room, featuring sleek handleless cabinetry, an integrated gas hob, oven and extractor fan, together with space for further appliances. Completing the ground floor is a modern bathroom fitted with an L-shaped shower bath and vanity unit.

To the first floor are three good sized bedrooms, with the principal bedroom benefitting from fitted wardrobes. The existing layout also offers future owners the opportunity to explore internal reconfiguration, a first-floor bathroom or en-suite arrangement.

Externally, the property continues to stand out. The front and rear outside spaces have been thoughtfully arranged, with the large rear garden offering a patio seating area ideal for entertaining, a lawned section and a large detached outbuilding. To the rear is an impressive driveway providing extensive parking for multiple vehicles, a particularly rare and valuable feature in such a convenient location.

A major attraction of the property is its long-term potential. Subject to planning permission and necessary consents, buyers may wish to explore a side extension, rear extension, loft conversion or wider reconfiguration. Nearby properties on Underwood Road and the surrounding area have already undertaken similar improvements, and the adjoining property had previous planning approved for a double story side and rear extension, helping demonstrate the possibilities available to future owners.

Situation

Underwood Road is a popular residential location to the east of High Wycombe town centre, well placed for commuters, families and buyers seeking convenience. High Wycombe railway station is approximately a 10-minute walk away, with the town centre approximately a 15-minute walk away. The property is also well placed for local amenities, in a catchment area for Grammar schools, Wycombe Hospital, supermarkets, cafés, restaurants and the Eden Shopping Centre.

The wider area offers a strong range of everyday conveniences, leisure facilities and green spaces, including The Rye and Hughenden Park, ideal for walking and outdoor recreation. High Wycombe railway station provides direct services to London Marylebone, while the nearby M40 offers convenient access towards London, Oxford and Birmingham.

Combining modern presentation, extensive parking, outside space, a detached outbuilding and genuine future potential, this is a rare chance to secure a move-in-ready home in a highly convenient High Wycombe location.

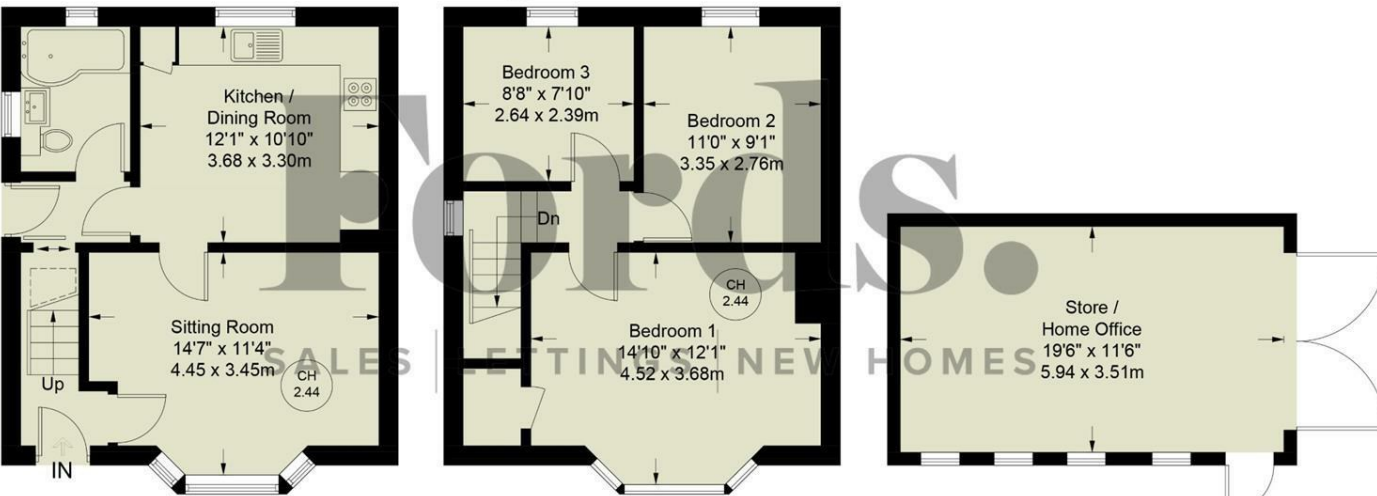


Underwood Road, HP13 6YA

Approximate Gross Internal Area
Ground Floor = 400 sq ft / 37.2 sq m
First Floor = 402 sq ft / 37.4 sq m
Outbuilding = 224 sq ft / 20.8 sq m
Total = 1026 sq ft / 95.4 sq m





Ground Floor

First Floor

(Not Shown In Actual Location / Orientation)

Floor Plan produced for Ford & Partners by Media Arcade Ltd ©.

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.

A map of the Kingswood Park area. At the top, a blue location pin marks the 'Royal Grammar School'. Below it, a grey location pin marks the 'Kingswood Park' area. The map shows 'Amersham Rd' running diagonally from the top left towards the center, and 'Amersham Hill' running diagonally from the bottom left towards the center. Green areas represent parks or open spaces. The map is credited to 'Map data ©2026 Google' in the bottom right corner. The 'High Google' logo is visible in the bottom left corner.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	