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35a Hampden Road, High Wycombe, Buckinghamshire, HP13 6SZ





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**Guide price £625,000**

This stunning four-bedroom semi-detached family home offers over 1,800 square feet of beautifully designed accommodation.



## Description

Upon entering through the front door, you're greeted by a spacious central hallway that immediately captures your attention with a captivating view through to the sitting room terrace. To the left, you'll find the fourth bedroom, which can also serve as an additional reception room. This level also features a generous sitting room and a convenient cloakroom.

The first floor houses the family bathroom, two well-proportioned bedrooms, and an ensuite shower room. The second floor is dedicated to the principal suite, which includes fitted wardrobes and another ensuite shower room.

The lower ground floor is a highlight of this home, featuring a stunning open-plan kitchen, dining, and sitting area with bi-folding doors that open onto a limestone patio—perfect for entertaining. This level also includes another reception room or playroom, offering flexibility for family living.

The rear garden is a true gem, with a mix of paved and decked areas, a lawn, and mature trees and hedging providing privacy. A garden shed offers additional storage space for convenience.



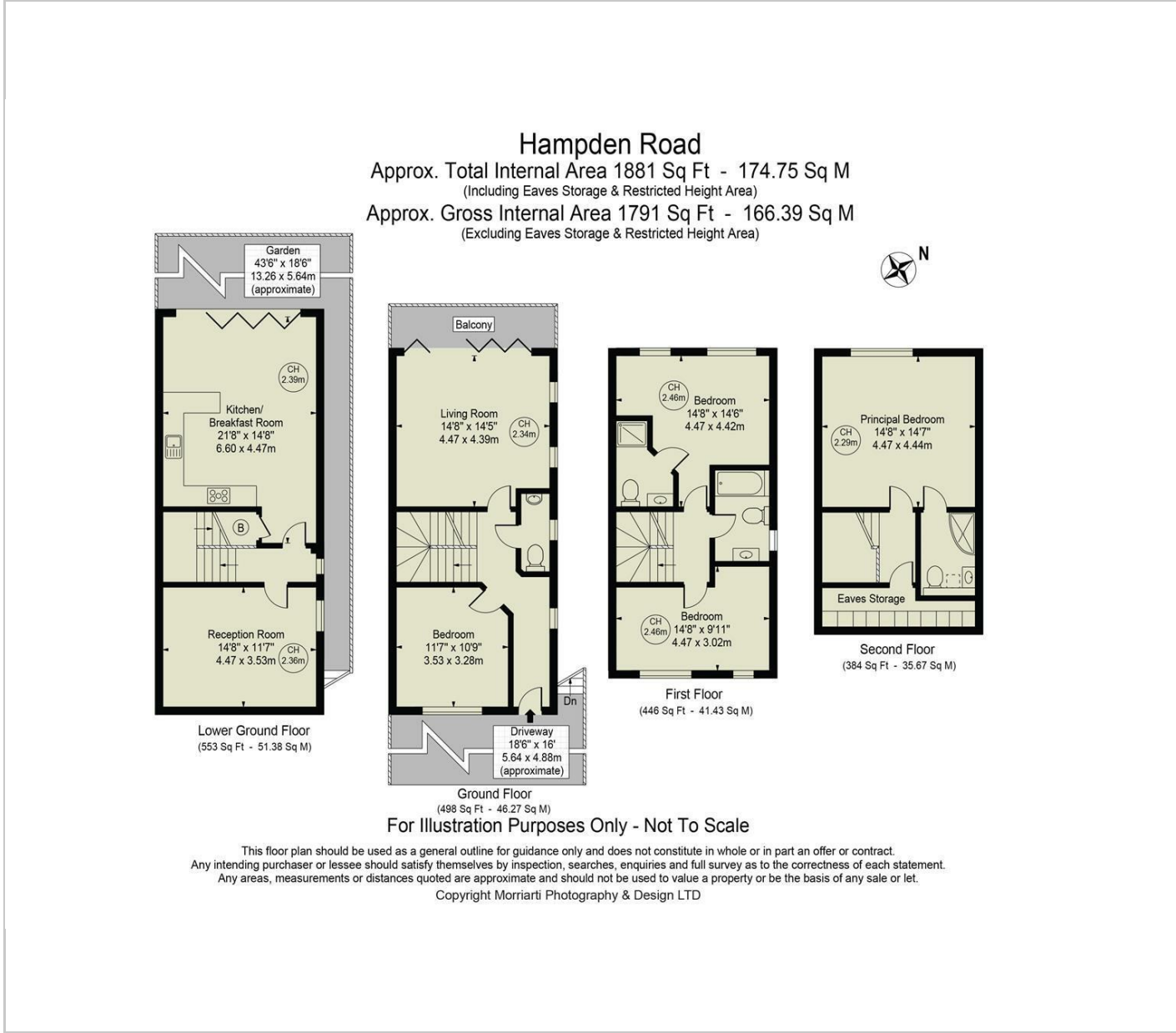
## Situation

The property is conveniently located within walking distance of the town centre and train station, making it an ideal choice for commuters. It also boasts proximity to a range of excellent local public and independent schools, including The Royal Grammar School, Godstowe, and Hamilton Academy. Additionally, the house offers scenic views to the west of the town, enhancing its appeal with a picturesque setting.





Floor Plans



Area Map



Energy Performance Graph

