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Greenwich Drive High Wycombe HP11 1GT



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Guide price £510,000

This beautifully presented four-bedroom semi-detached home is nestled in the sought-after Wye Dene Development, known for its manicured gardens and elegant water feature.

Description

Upon entering, you're welcomed by a central hallway with stairs directly ahead and a convenient cloakroom to the right. The hallway opens into an impressive open-plan kitchen, dining, and sitting area, complete with a vaulted ceiling and French doors leading to a landscaped, south-facing rear garden. The kitchen, truly the heart of the home, features granite countertops, a stylish glass splashback, and integrated appliances.

The first floor hosts two double bedrooms, with the principal bedroom offering fitted wardrobes and a spacious ensuite shower room. On the second floor, you'll find two additional bedrooms and a large family bathroom with a four-piece suite.

The property boasts both front and rear gardens whilst a garage, with the rear garden being larger than others in the development. Additional features include UPVC double glazing, gas central heating, and the remainder of the NHBC warranty, offering peace of mind for years to come.

Situation

Located a short drive to the east of High Wycombe's town centre there is a good array of retail and leisure facilities within close proximity. Within a short, level walk is the Rye Park to the west and Kingsmead Park to the east, both of which provide numerous clubs, including cricket, tennis, bowling, rugby and swimming at the lido. High Wycombe has been subject to significant public and private re-development over recent years with the new Sports Centre at Handy Cross and the Eden Centre at its heart providing a host of retail, hospitality and entertainment venues. For commuters the location is ideal for users of the mainline railway station which has fast trains arriving at London Marylebone in under half an hour, and for road users, Junction 3 & 4 of the M40 provide access to the M25 and London Heathrow Airport just beyond.



10 Greenwich Drive, HP11 1GT

Approximate Gross Internal Area
Ground Floor = 446 sq ft / 41.4 sq m
First Floor = 364 sq ft / 33.8 sq m
Second Floor = 360 sq ft / 33.5 sq m
Total = 1170 sq ft / 108.7 sq m

CH 2.41 = Ceiling Height
= Reduced headroom below 1.5m / 5'0"

Ground Floor
Sitting / Dining Room / Kitchen
34'11" x 12'7"
10.64 x 3.84m
Up
IN

First Floor
Bedroom
12'7" x 10'10"
3.83 x 3.31m
Dn
Up
Bedroom
12'7" x 8'11"
3.84 x 2.72m
CH 2.34

Second Floor
Bedroom
12'7" x 8'11"
3.83 x 2.73m
Dn
Bedroom
12'7" x 8'11"
3.83 x 2.72m
CH 2.47

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.

A map of the Wycombe Marsh area. The map shows a network of roads, including London Rd and Hatter's Ln. A location pin is placed on the map, indicating a specific point of interest. The area is labeled 'WYCOMBE MARSH'. The map is credited to Google, with data from 2026.

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>	84	94
England & Wales EU Directive 2002/91/EC		

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