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Underwood Road High Wycombe HP13 6YA



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**Guide price £425,000**

A beautifully renovated three-bedroom semi-detached family home, set on a generous plot with extensive off-street parking.

The house combines stylish modern presentation with unusually strong potential to extend to the rear, side and within the wider plot, subject to the necessary consents. High Wycombe station is approximately a 10-minute walk away and the town centre is approximately a 15-minute walk away, making the property particularly attractive for commuters, families and buyers seeking a long-term home they can grow into.

## Description

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 living room, enhanced by contemporary acoustic panelling, creating a warm and inviting space. To the rear of the home is the recently refitted kitchen/dining room, featuring sleek handleless cabinetry, an integrated gas hob, oven and extractor fan, along with space for a washing machine and fridge freezer. Completing the ground floor is a modern family bathroom fitted with an L-shaped shower bath and vanity unit.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom benefitting from fitted wardrobes and scope to create an en-suite if desired.

Externally, both the front and rear gardens have been thoughtfully landscaped. The rear garden is arranged into distinct zones, including a patio seating area ideal for entertaining, a lawned section with a large storage shed, and access to the impressive rear driveway providing parking for up to six vehicles.

## Situation

Underwood Road is a popular residential location situated to the east of High Wycombe town centre, offering excellent access to a range of local amenities, highly regarded schooling and transport links. The area is well suited to families and commuters alike, with High Wycombe railway station providing direct services into London Marylebone in as little as 25 minutes, whilst the nearby M40 (Junction 3) offers convenient access to London, Oxford and Birmingham.

A selection of local shops, supermarkets and everyday conveniences can be found close by, along with the Eden Shopping Centre, restaurants, cafés and leisure facilities in the town centre. The area also benefits from a number of parks and green spaces, including The Rye and Hughenden Park, ideal for walking and outdoor recreation.

High Wycombe is also renowned for its sought-after grammar schooling, alongside a range of well-regarded primary and secondary schools, making the area particularly attractive for growing families.



# Floor Plans

## 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

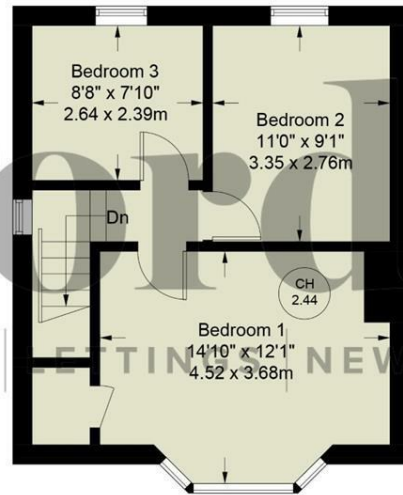


= Reduced headroom below 1.5m / 5'0"

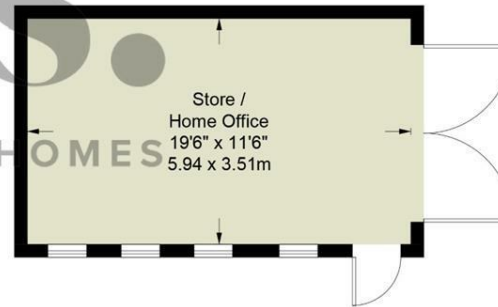
= Ceiling Height



**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.

# 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	