

# Fords.

SALES | LETTINGS | NEW HOMES



## Plot (Marchwood) Hammersley Lane, High Wycombe, HP13 7BY

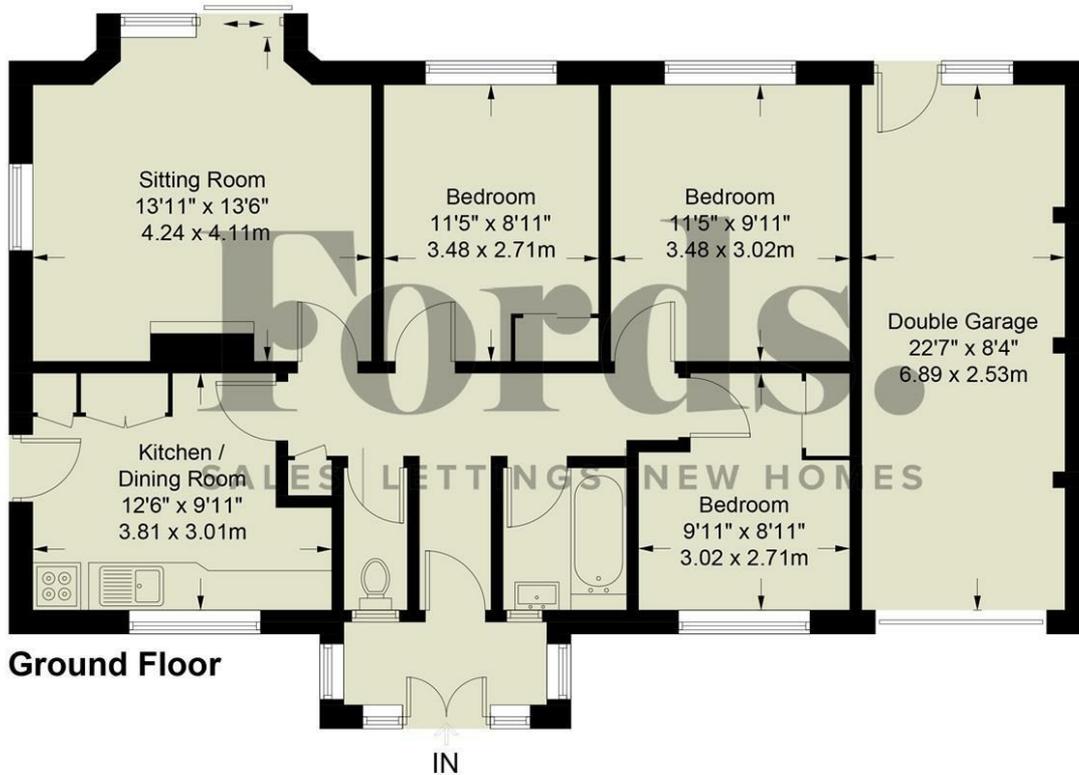
Introducing Marchwood, a rare and exciting opportunity to acquire one of the last remaining original homes on the highly sought-after Hammersley Lane, enjoying far-reaching west-facing views across rolling countryside. The property presents an exceptional opportunity for buyers, with full planning permission already granted to extend and transform the home into a substantial and impressive family residence.

- **Rare Opportunity to Acquire one of the last remaining plots on Hammersley Lane**
- **Full Planning Permission - Enquire for Further Details/Plans!**
- **Existing Three Bedroom Detached Bungalow**
- **West-Facing Rear Garden - Extending to Approx. 150 Feet**
- **Driveway Parking for Three Vehicles**
- **Far Reaching Views over Countryside**
- **Close to the Village of Penn**
- **No Onward Chain**

**£700,000**

# Hammersley Lane

Approximate Gross Internal Area = 786 sq ft / 73.0 sq m  
 Double Garage = 184 sq ft / 17.1 sq m  
 Total = 970 sq ft / 90.1 sq m

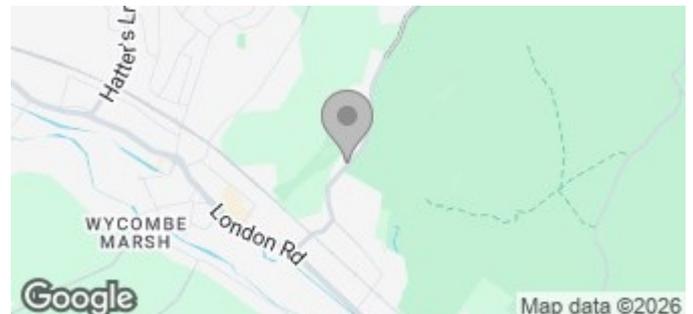


**Ground Floor**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
Not energy efficient - higher running costs			
		39	70
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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