

Fords.

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Amersham Road High Wycombe HP13 6PN



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£375,000

A rare opportunity to acquire a spacious two double bedroom apartment located within The Pines, a recently completed bespoke development by the renowned developers W.E Black.

Description

Upon entering through the front door, you are welcomed into a central hallway featuring several storage cupboards, ideal for coats and shoes. From here, there is access to the principal bedroom with ensuite, the second double bedroom, the family bathroom, and the main reception room. The reception area is generous in size and opens onto a private terrace through bi-folding doors, creating an excellent space for both relaxing and entertaining.

The kitchen is fully equipped with stone worktops, under-counter lighting, and a range of integrated appliances including a washer-dryer, dishwasher, gas hob, oven, extractor fan, and a 70/30 fridge freezer.

Additional features include underfloor heating, lift access to all floors, an air filtration system, fitted wardrobes in both bedrooms, and allocated parking.

Situation

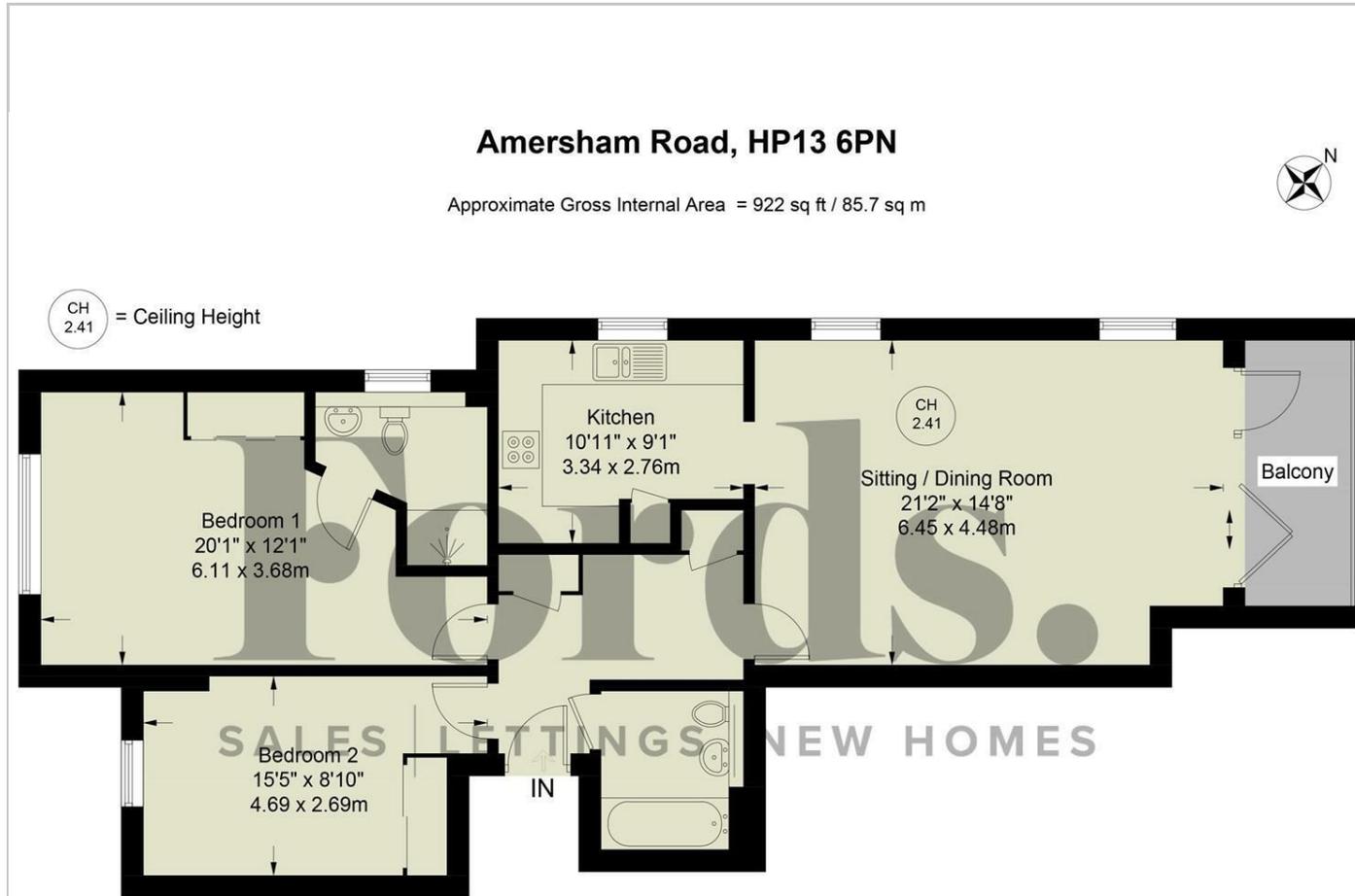
Located on the desirable Amersham Road, The Pines enjoys a convenient position just to the north of High Wycombe town centre. The area is well regarded for its mix of character homes and modern developments, offering a residential setting within easy reach of everyday amenities and transport connections.

The development is approximately a short walk from High Wycombe railway station, providing regular services to London Marylebone and making it an attractive option for commuters. The town centre is also close by, offering a wide selection of shops, supermarkets, restaurants, leisure facilities and the Eden Shopping Centre.

For those who enjoy outdoor space, the surrounding area provides access to attractive countryside and green spaces on the edge of the Chiltern Hills, ideal for walking and recreation. The location is also well positioned for road users, with convenient access to the A40 and M40, connecting to London, Oxford and surrounding Buckinghamshire towns.



Floor Plans



First 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.

Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	84	84
(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 	