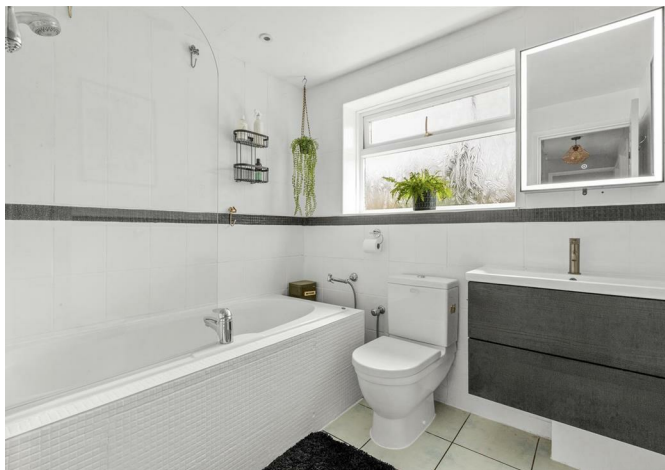


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SALES | LETTINGS | NEW HOMES

Chippendale Close High Wycombe HP13 6BS



Chippendale Close High Wycombe HP13 6BS

£475,000

A beautifully presented three/four-bedroom family home, ideally positioned in a quiet cul-de-sac close to the highly regarded Royal Grammar School. Thoughtfully and extensively renovated throughout, this exceptional property offers stylish, turn-key living

Description

Upon entering, you are welcomed by a spacious central hallway with stairs rising to the first floor. To the right, a bright and inviting sitting room features a charming fireplace and a large window that fills the space with natural light.

To the rear of the property, the home opens up into a stunning open-plan kitchen, dining, and snug area - perfectly designed for modern family life and entertaining. Sliding doors lead directly onto the rear garden, seamlessly blending indoor and outdoor living. The contemporary kitchen is well-appointed with an integrated oven, gas hob with extractor fan, full-sized dishwasher, and space for a freestanding washing machine and fridge freezer.

The first floor comprises three well-proportioned bedrooms, a sleek family bathroom, and a separate WC with wash basin. The second floor offers a generous additional room, ideal as a fourth bedroom, home office, or playroom, complete with ample eaves storage.

Externally, the property enjoys both front and rear gardens. The rear garden is predominantly laid to lawn, complemented by a variety of areas for relaxing and entertaining. To the front, there is driveway parking for two vehicles, alongside mature flower beds and a well-maintained lawn.

Situation

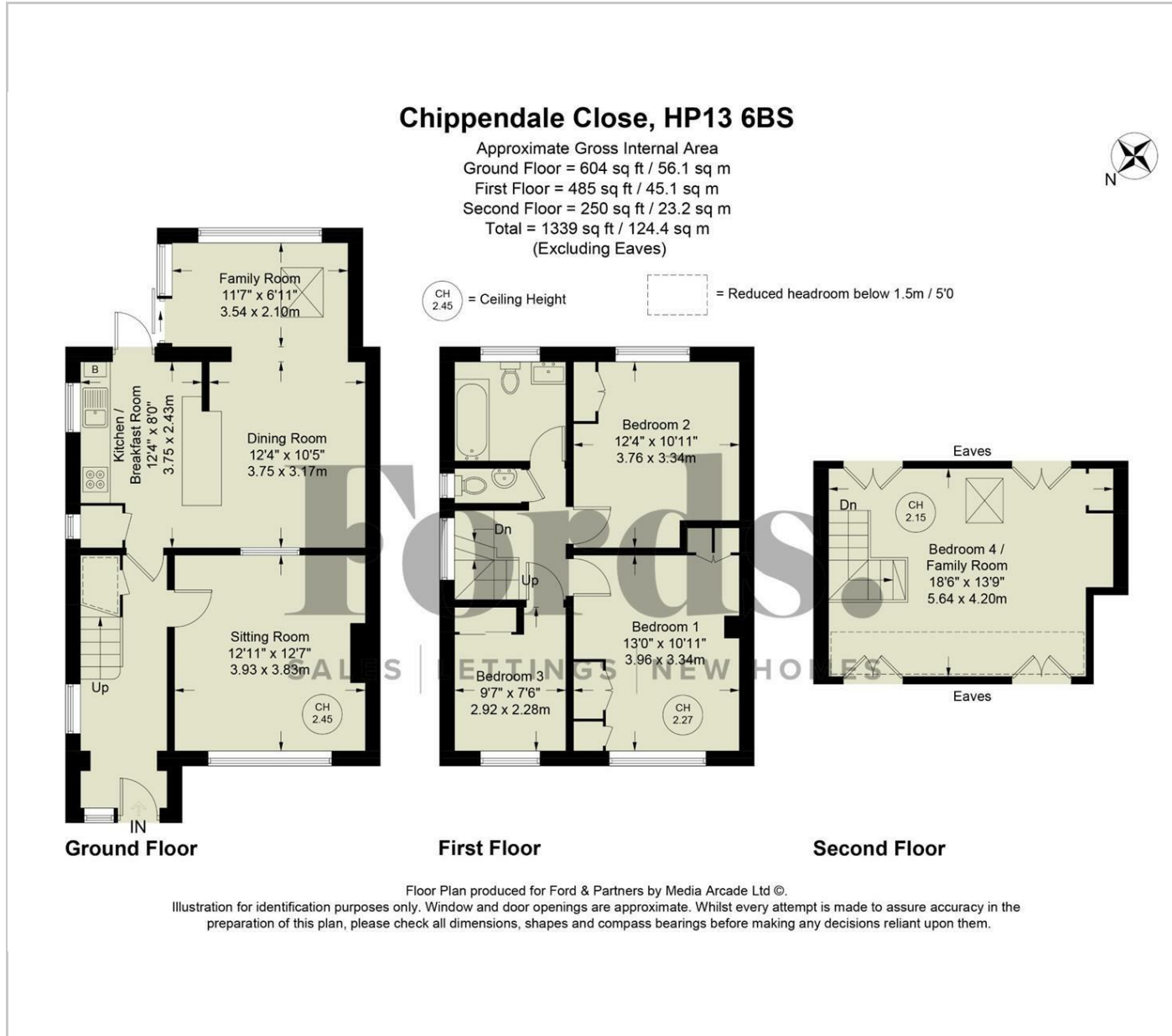
Chippendale Close is a quiet and well-regarded cul-de-sac located on the sought-after east side of High Wycombe, offering a peaceful residential setting ideal for families.

The property is conveniently positioned within close proximity to the highly regarded Royal Grammar School, along with a number of other well-regarded local primary and secondary schools. The town centre is just a short distance away, providing a wide range of shopping, dining, and leisure facilities, including the Eden Shopping Centre.

For commuters, High Wycombe railway station offers direct services to London Marylebone in under 30 minutes, while the nearby A40 and M40 (Junction 3) provide excellent road links to London, Oxford and beyond.



Floor Plans



Area Map



Energy Performance Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	