

# Fords.

SALES | LETTINGS | NEW HOMES

Highwood Avenue High Wycombe HP12 4LS



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**Asking price £490,000**

A beautifully presented four-bedroom semi-detached home with a professionally designed & fully landscaped rear garden.

## Description

Situated on the sought-after Highwood Avenue, this substantial four-bedroom family home offers over 1,500 sq ft of versatile living accommodation, complemented by a superb, detached summer house/home office and generous living space arranged over three floors.

The ground floor features an impressive 25ft dual-aspect reception room, providing an excellent space for both everyday family life and entertaining. A separate front reception room offers flexibility as a formal sitting room, playroom or home office, while the kitchen is complemented by a dedicated breakfast room area and convenient ground floor cloakroom.

On the first floor are three well-proportioned bedrooms, including a generous principal bedroom and a further double bedroom, together with a family bathroom. The second floor provides an additional spacious double bedroom with useful eaves storage, making it ideal as a guest suite, teenager's room or dedicated workspace.

Externally, the property benefits from a substantial detached summer house measuring approximately 215 sq ft, offering excellent potential as a home office, gym, studio or entertaining space.

Offering flexible accommodation throughout and ample space for a growing family, this attractive home enjoys a desirable residential setting with excellent access to local amenities, schools and transport links.

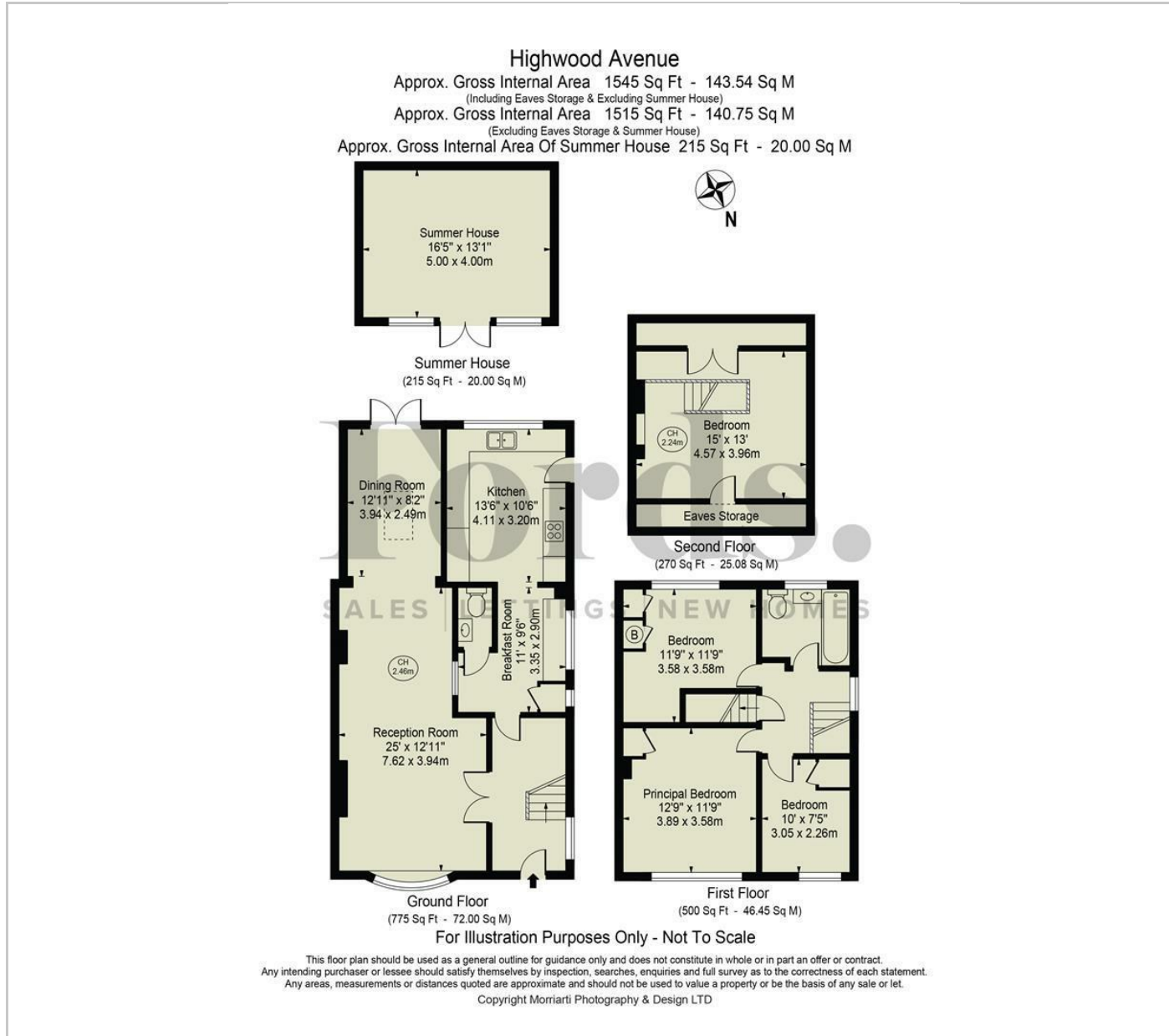


## Situation

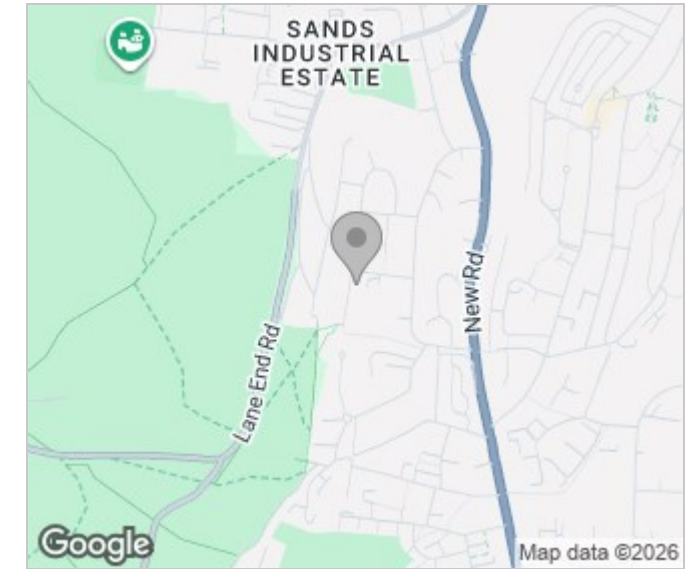
Highwood Avenue is a popular residential road situated to the east of High Wycombe, offering convenient access to a range of local amenities, highly regarded schools and transport links. The area is well served by nearby shopping facilities, supermarkets and leisure amenities, while High Wycombe town centre provides a wider selection of retail, dining and entertainment options. For commuters, High Wycombe railway station offers regular services to London Marylebone, and the property enjoys easy access to the M40 (Junctions 3 and 4), making it an excellent location for families and professionals alike. The property benefits from woodlands just a few hundred meters away, and the surrounding Chiltern countryside also provides an abundance of scenic walks and outdoor recreational opportunities.



# Floor Plans



# Area Map



# Energy Performance Graph

## 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>	<b>73</b>	<b>81</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	