



55 Arundel Road, High Wycombe, HP12 4NF
£449,950

55 Arundel Road

High Wycombe, HP12 4NF

- An Immaculate Extended Three Bedroom Semi Detached House
- Gas central Heating To Radiators And Double Glazed Windows
- Large Comprehensively Fitted Kitchen/Breakfast Room
- Conservatory/Playroom Overlooking Rear Garden Plus Additional Study
- Good Size Rear Garden Backing On To Open Woodland
- Garage Plus Additional Driveway Parking
- Popular Residential Area, Cul De Sac Location
- Modern Refitted Bathroom Suite
- Must Be Seen Internally To Be Appreciated

Located in a popular area close to open countryside and the National Trust village of West Wycombe. Conveniently positioned for the M40 at J4, train stations with fast links into London at High Wycombe and Saunderton. Approximately 4.5 miles to Marlow and High Wycombe town centre is approximately two miles away and some of its amenities include; large supermarkets and department stores, large selection of restaurants, cinema and bowling alley, highly regarded local schools, leisure centre with swimming pool, large parks at The Rye and Hughenden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



55 Arundel Road

High Wycombe, HP12 4NF

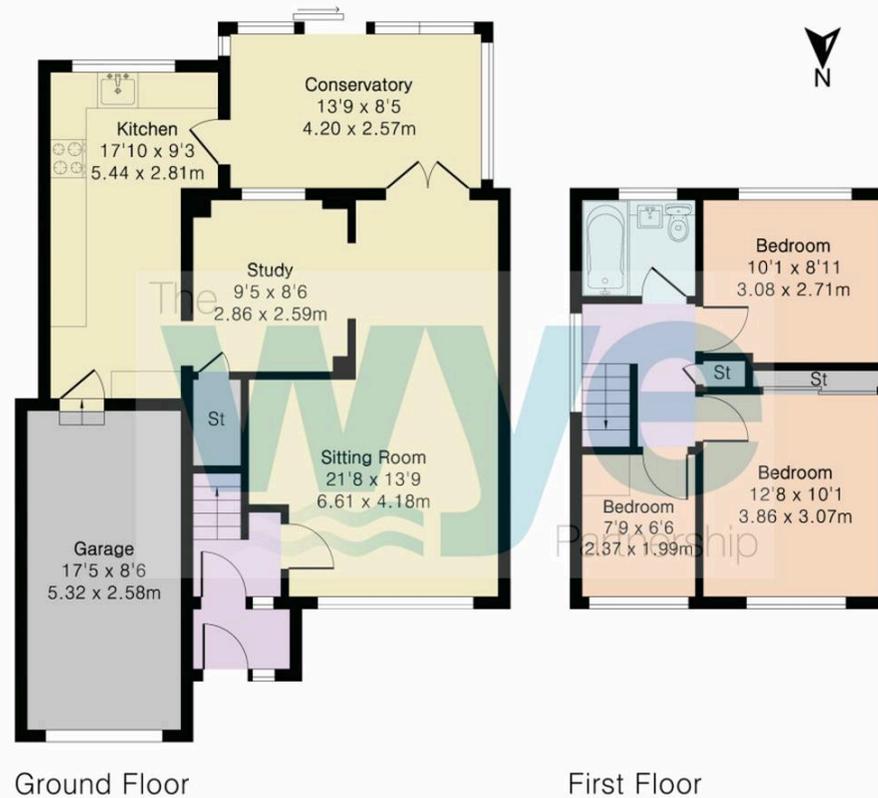
This immaculate and extended three bedroom semi detached house is situated in a popular residential area within a peaceful cul de sac. The property offers spacious and versatile accommodation, including a large lounge/dining room plus a comprehensively fitted kitchen and breakfast room, ideal for family living and entertaining. A conservatory provides additional living space and enjoys pleasant views, while a separate study is perfect for those working from home. The home benefits from gas central heating to radiators and double glazed windows throughout, ensuring comfort and energy efficiency. Upstairs, three well proportioned bedrooms are complemented by a modern, refitted bathroom suite finished to a high standard. Further practical features include a garage and additional driveway parking, providing ample space for vehicles. The good size rear garden backs onto open woodland, offering a delightful outlook and a sense of privacy. This property must be seen internally to be fully appreciated, as it combines modern living with a flexible layout in a highly sought after location. Ideal for families or professionals, this home presents a wonderful opportunity to move straight in and enjoy all it has to offer. Early viewing is highly recommended.



**Approximate Gross Internal Area 1190 sq ft - 111 sq m
(Including Garage)**

Ground Floor Area 826 sq ft – 77 sq m

First Floor Area 364 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe – HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

