



76 Chapel Lane, High Wycombe, HP12 4BS  
£425,000

# 76 Chapel Lane

High Wycombe, High Wycombe

- An Attractive Semi-Detached House Recently Refurbished Throughout
- Cloakroom, Living Room, Separate Dining Room, Refitted Kitchen
- Three First Floor Bedrooms, Refitted Bathroom
- Newly Installed Gas Central Heating, Double Glazing
- Good Size Gardens, Garage + Driveway Parking To The Rear
- Elevated Location On Western Outskirts Enjoying Valley Views
- Easy Reach Of Local Amenities, No Onward Chain

The property is situated on the western outskirts of the town, just a short walk from the stunning West Wycombe Estate and National Trust park and woodland, yet only a 10 minute drive into the town centre which provides a wide variety of shopping, hospitality and entertainment venues as well as a mainline rail link to London and the North. There is a local convenience store in the immediate vicinity with further shopping options at Handy Cross including access to the M40 which is also just a 5-10 minute drive from the property.

Council Tax band: C

Tenure: Freehold

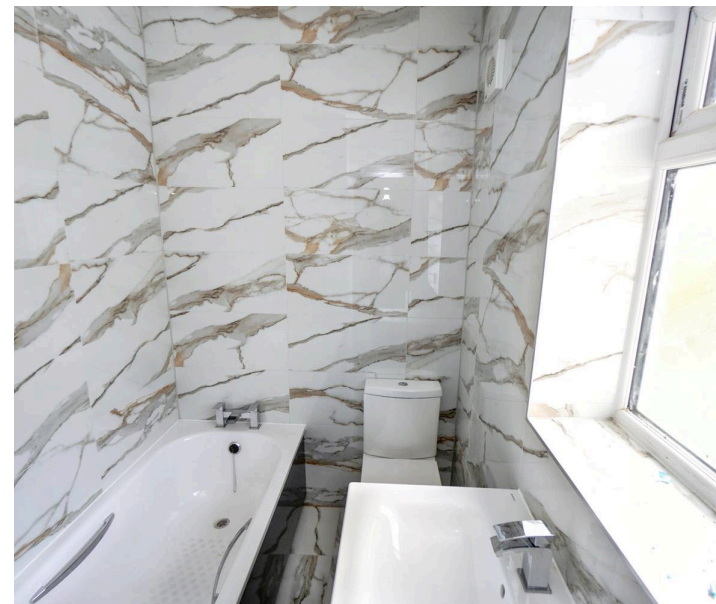
EPC Energy Efficiency Rating: D



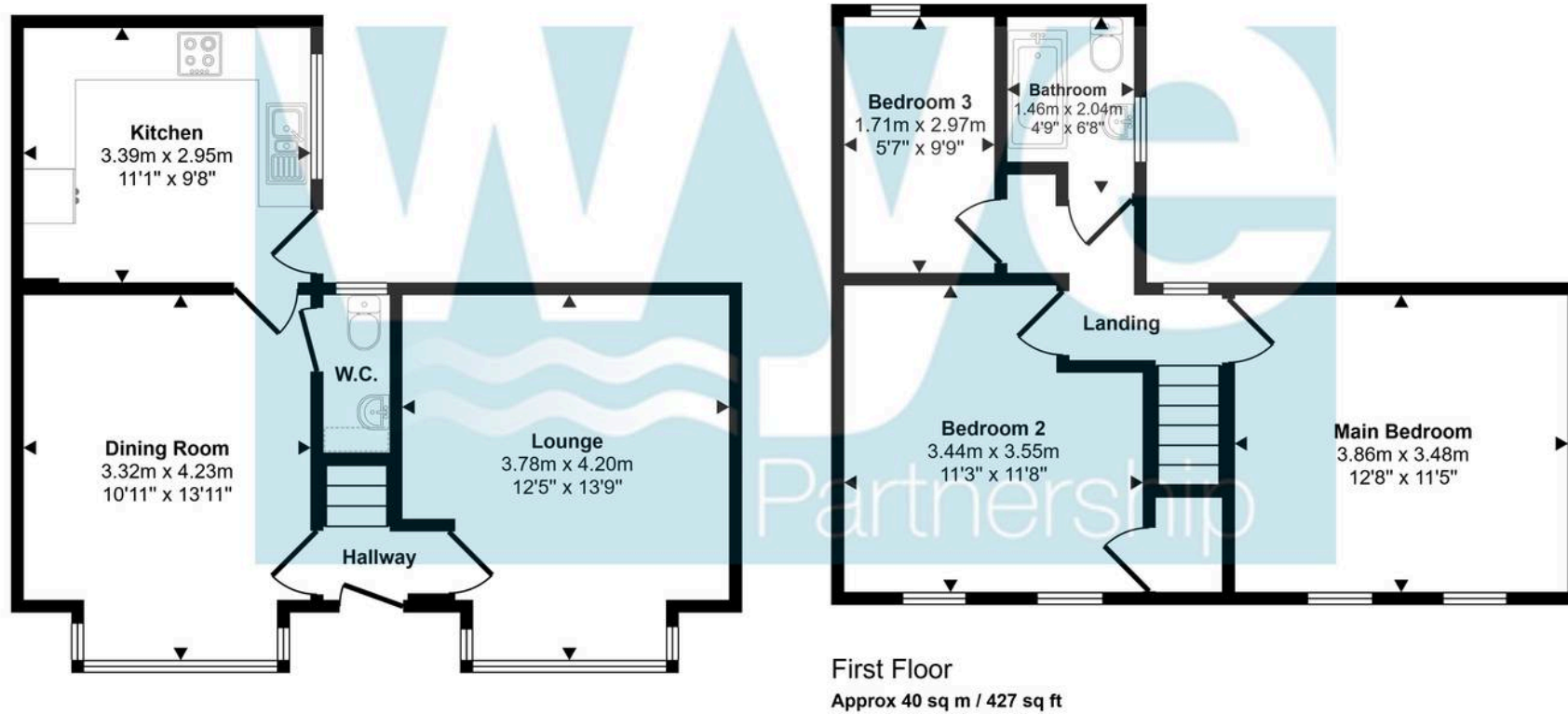
# 76 Chapel Lane

High Wycombe, High Wycombe

This attractive semi-detached house has been recently refurbished throughout to a high standard, offering modern and comfortable living in an elevated location on the western outskirts, enjoying pleasant valley views. The property features an entrance hall, cloakroom, a spacious living room, and a separate dining room, ideal for entertaining or family meals. The refitted kitchen boasts contemporary units and fittings, providing a functional and stylish space for cooking. Upstairs, there are three well-proportioned bedrooms and a newly refitted bathroom, all presented in excellent decorative order. The home benefits from newly installed gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year. Additional features include a garage and driveway parking to the rear (accessed via Gove Road), offering ample space for vehicles and storage. The property is conveniently situated within easy reach of local amenities, making every-day living straightforward and accessible. Offered with no onward chain, this home presents an excellent opportunity for those seeking a move-in ready property in a desirable residential area. Early viewing is highly recommended to fully appreciate the quality and space this home provides.



Approx Gross Internal Area  
82 sq m / 884 sq ft



Ground Floor  
Approx 42 sq m / 457 sq ft

First Floor  
Approx 40 sq m / 427 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# The Wye Partnership High Wycombe

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

01494 451300 • [wycombe@wyeres.co.uk](mailto:wycombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://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 Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

