



# 120 Oakridge Road

## High Wycombe

- A Large And Well Presented Extended Three Bedroom Detached Bungalow
- Gas Central To Radiators And Double Glazed Windows And Doors
- Large Modern Fitted Kitchen/Breakfast Room, Modern Refitted Four Piece Bathroom
- Well Maintained Wrap Around Plot Allowing Extension/Expansion Potential
- Three Generous Bedrooms Plus Very Large Lounge/Dining Room
- Double Garage With Double Driveway And Home Office/Playroom Beneath With Separate Access.
- Large Entrance Hall Plus Study/Playroom
- Convenient Location Walking Distance To Town Centre And Railway Station

Situated close to High Wycombe town centre as well as offering convenient access to the M40 motorway at J4. The town centre offers a vast array of shopping, leisure and entertainment facilities. Supermarkets are close by and the train station in the town centre is easily accessible providing trains into London in less than 30 minutes and trains into Birmingham & Oxford. In catchment of highly regarded Grammar Schools, with a park within a short walk of the property.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

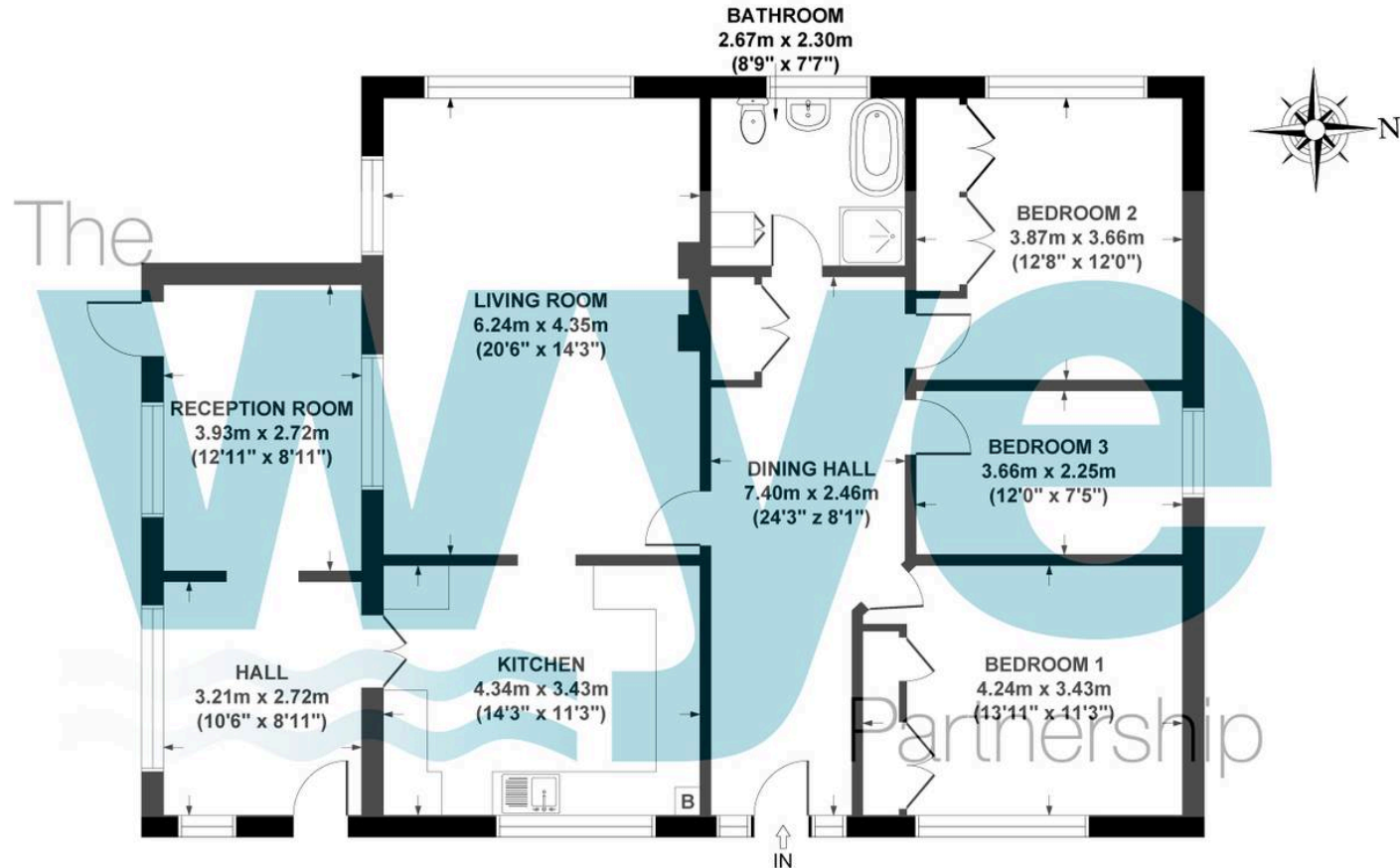


# 120 Oakridge Road

High Wycombe

This impressive and well presented extended three bedroom detached bungalow offers spacious and versatile accommodation, ideal for family living. The property features a large entrance hall that leads to a very generous lounge and dining room, perfect for entertaining or relaxing. The large modern fitted kitchen and breakfast room is equipped with contemporary units and ample workspace, while the modern refitted four piece bathroom provides a touch of luxury. Three generous bedrooms offer comfortable and flexible living arrangements, with an additional study or playroom providing further versatility for home working or recreation. The property benefits from gas central heating to radiators and double glazed windows and doors throughout, ensuring comfort and energy efficiency. A double garage with a double driveway provides secure parking, and beneath the garage is a home office or playroom with separate access, offering excellent potential for those seeking additional workspace or a private retreat. Located within walking distance of the town centre and railway station, this home combines convenience with a peaceful setting. The well maintained wrap around plot allows for future extension or expansion (subject to planning permission), making this an excellent opportunity for buyers looking for a spacious and adaptable family home in a highly desirable location.





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 130 SQ M / 1402 SQ FT

**OAKRIDGE ROAD, HIGH WYCOMBE, HP11 2PN**  
**APPROX. GROSS INTERNAL FLOOR AREA 130 SQ M / 1402 SQ FT**  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

# 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.

