



**FORD & PARTNERS**

ESTATE AGENTS

The Manse, 29 Lucas Road, High Wycombe, Buckinghamshire, HP13 6HP



**Guide price £750,000**

**\*Unexpectedly Reavailable - Complete Onward Chain\*** A sizeable detached family home positioned on one of High Wycombe's most sought after locations - Lucas Road. The property has been in the family for the last 25 years and now the opportunity has arisen for a new family to make their mark. This home has the added benefit of being sold with no onward chain.

## Description

Upon entering the property through the front door, you have the large, triple aspect sitting room on your right hand side. Back through the hallway you have access into the kitchen breakfast room which overlooks the rear garden. Through the kitchen to your left, you have another large additional reception room with a downstairs bathroom and utility room. There are sliding doors out onto the patio from either of the reception rooms. You also have a study situated on the ground floor towards the front of the house.

On the first floor, you have access into the bedrooms and bathrooms off of the landing. There are four bedrooms in total with three doubles and one single. The property benefits from having three bathrooms, two equipped with a bath and the other a shower.

Further features include gas central heating, UPVC double glazing, a large loft space, cavity wall insulation, driveway parking, a separate store room and integral garage.

The rear garden enjoys a secluded view amongst mature trees with the total plot measuring circa 0.2 acres.

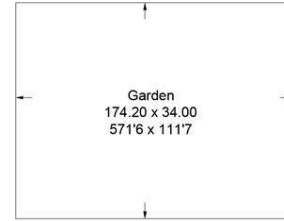
## Situation

Lucas Road is positioned on the North Side of High Wycombe's town centre, within easy reach from the mainline train station and in close proximity to well renowned schools. The town centre is also just a short walk where there is a vast array of shopping facilities. Via the Chiltern Railway Service, you'll be at London Marlylebone Station in just 27 minutes or Oxford in 38 minutes. South Buckinghamshire is renowned for excellent state and independent schools, and High Wycombe has some of the best. All walkable from the property and in high demand, there's Wycombe Abbey, the Royal Grammar School, Wycombe High School, Godstowe and John Hampden. Heathrow Airport is also just a 30 minute drive from the property.



# Floor Plans

Approximate Gross Internal Area  
 Ground Floor = 95.3 sq m / 1,026 sq ft  
 First Floor = 85.1 sq m / 916 sq ft  
 Storage Room = 9.6 sq m / 103 sq ft  
 Total = 190.0 sq m / 2,045 sq ft



(Not Shown In Actual Location / Orientation And Not To Scale)



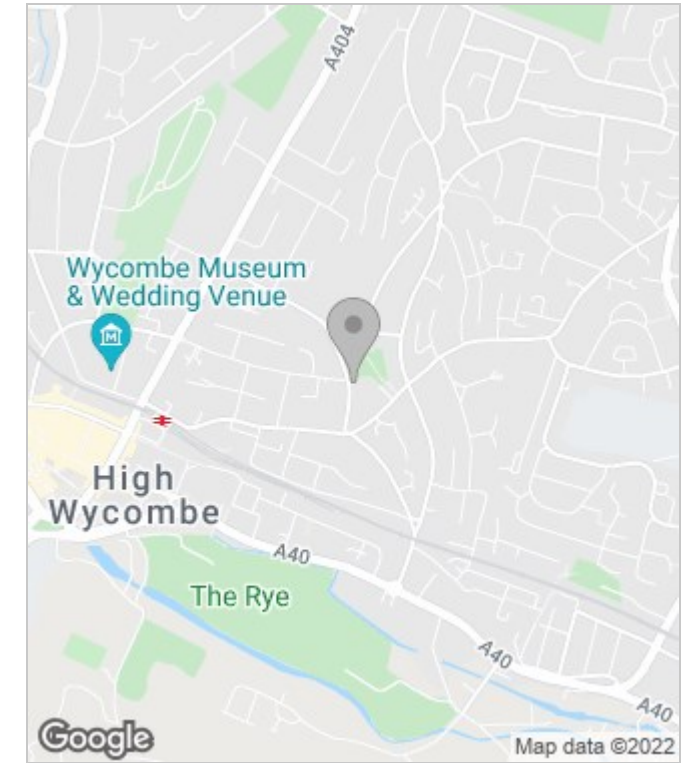
**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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# Area Map



# Energy Performance Graph

