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ESTATE AGENTS



3 Wentworth Close, High Wycombe, Buckinghamshire, HP13 6RA



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**Guide price £995,000**

A rare opportunity to purchase a large detached home situated within Wentworth Close, a small exclusive cul-de-sac of just 8 detached homes ideally located 0.5 miles from the Mainline Railway Station.

When approaching the property by road, you are welcomed with a pleasant street scene of similar sized detached homes. Fairway is located on your right-hand side ideally positioned in a corner plot.

## Description

Upon entering the property through the front door, you are welcomed into the porch with the study on your right-hand side. Through a glazed door in front, you enter the central hallway with a pleasant view straight through the formal dining room overlooking the rear garden and Lucas Woods. Off the hallway, you have the large double aspect sitting room with ample space to accommodate family gatherings on those special occasions. Back through the hallway, you enter the spacious kitchen breakfast room. Off the kitchen, you have a large utility room with space for the normal appliances with the added benefit of ample fitted cupboard space.

On the first floor, there are six well-proportioned bedrooms and the refitted family bathroom. Five of the bedrooms are double bedrooms with the principal bedroom benefitting from a refitted ensuite shower room with a double vanity unit. The majority of the bedrooms also benefit from fitted wardrobes.

Further features include gas central heating, UPVC double glazing, a detached garage with an electric door and driveway parking. This property also benefits from 16 solar panels which reduces the electricity bill and provides a quarterly income to the owners.

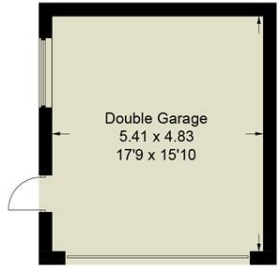
## Situation

Wentworth Close is positioned on the North Side of High Wycombe's town centre, within easy reach from the mainline railway station and in close proximity to The Royal Grammar School, Godstowe and Wycombe Abbey School. 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 Marlyebone 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. Walkable from the property there are the much sought after schools such as 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 = 122.3 sq m / 1,316 sq ft  
 First Floor = 106.8 sq m / 1,150 sq ft  
 Garage = 26.7 sq m / 287 sq ft  
 Total = 255.8 sq m / 2,753 sq ft

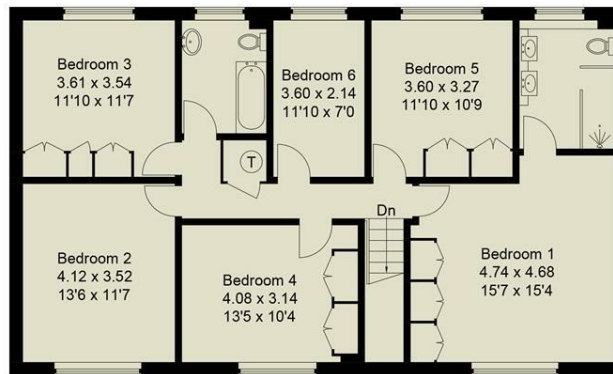


(Not Shown In Actual Location / Orientation)



Ground Floor

= Reduced headroom below 1.5m / 5'0

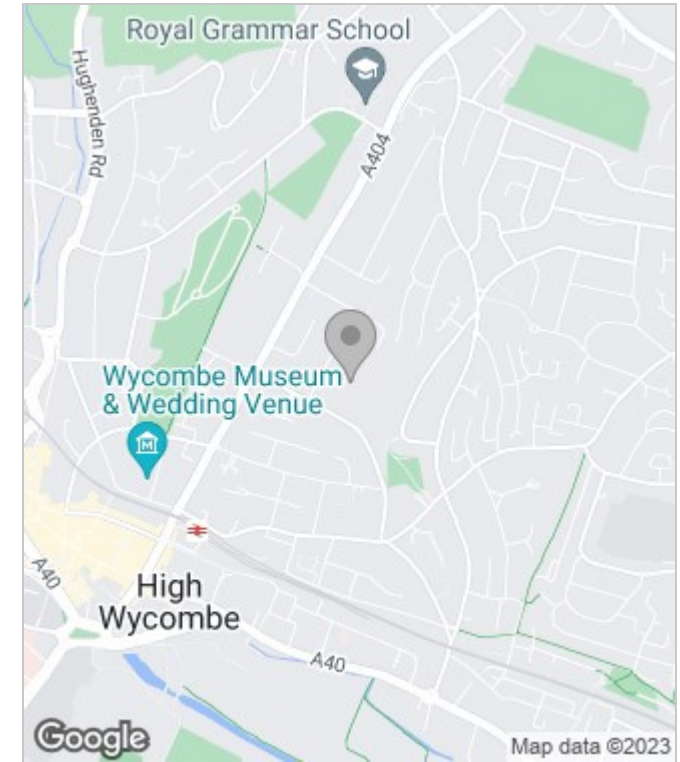


First Floor

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

