



5 Westfields House London Road, High Wycombe, HP11 1HA





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**Asking price £240,000**

Ford & Partners are proud to present this two double bedroom duplex apartment in the modern development of Westfields House. Benefiting from, modern fixtures and fittings, allocated parking and a fantastic location in the heart of Wycombe Marsh.



## Description

Upon entering the property through it's own front door, you are welcomed into the hallway. To your right, is a built in storage cupboard and access into the open plan kitchen, dining and lounge area. The kitchen benefits from integrated appliances. The appliances include a dishwasher, induction hob, electric oven and microwave.

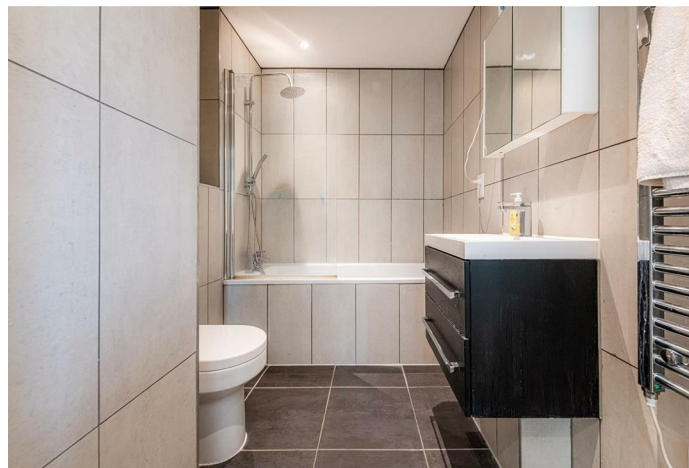
On the first floor, are two generous double bedrooms and the family bathroom. The front bedroom enjoys a large balcony with a view across the Wye stream in front of the development.

To the front of the property is a private patio and to the rear, allocated parking for 1 car in addition to visitor parking.

## Situation

Westfields House is located on the London Road, East of High Wycombe's Town Centre. The Wycombe Retail Park is a short walk away which is host to a large M&S Food Hall, Pets At Home and Wickes with other shops and amenities close by. To the rear of the development is Kingsmead Park, the home of the South Buckinghamshire Netball Association and the High Wycombe Rugby Club.

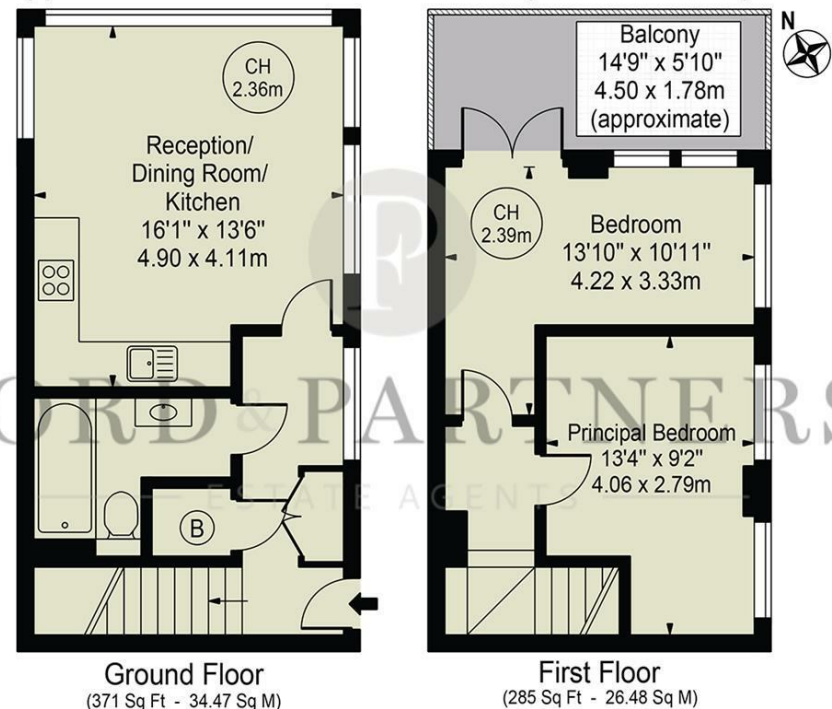
High Wycombe is a combination of industrial, residential and market town, with a rich history in furniture production. High Wycombe benefits from two motorway junctions of the M40 and the reliable Chiltern Railway service where you can be in London Marylebone Station in 27 minutes.





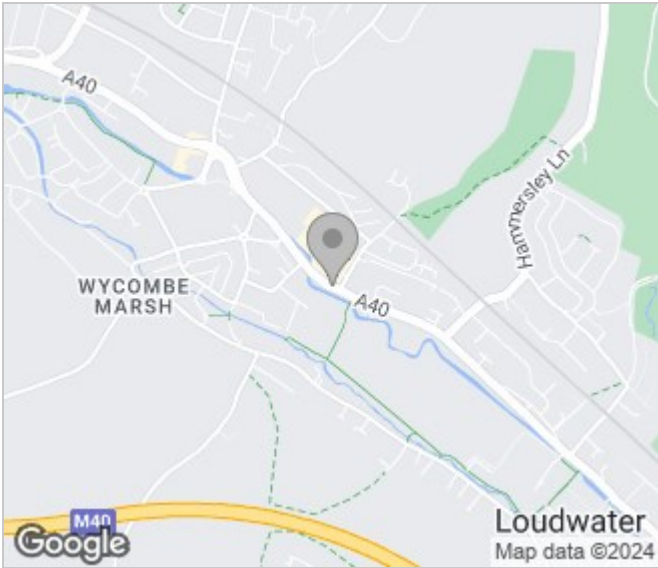
Floor Plans

Westfields House  
Approx. Gross Internal Area 656 Sq Ft - 60.94 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.  
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Area Map



Energy Performance Graph

