

wye Partnership

Seaton Pinewood Road, High Wycombe, HP12 4DD

£525,000

Seaton Pinewood Road

High Wycombe

- An Imposing Detached Family Home
- Living Room, Family Room/Dining Room, Study/Bedroom Four
- Kitchen, Utility Room, Wet Room
- Three First Floor Double Bedrooms, Family bathroom And Shower Room
- Off Road Parking, Good Size Rear Gardens With Cellar Storage
- Potential For Extension If Required Subject To The Normal Planning Permissions
- Quiet Location On The Outskirts Of The Town Enjoying Distant Valley Views
- Available With No Onward Chain

The property is situated in a secluded location with a couple of convenience stores nearby and a regular route for buses into the town centre. The town centre is approximately 2.5 miles away and provides a wide variety of supermarkets, retail outlets, hospitality & leisure venues as well as restaurants and bars. There is also a mainline railway station with trains to London and the North, there is also access to the motorway network at Junction 4 of the M40 at Cressex. The historic national trust village of West Wycombe and surrounding countryside is close by.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C







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This imposing detached family home presents a superb opportunity for those seeking generous living space in a quiet location on the outskirts of town, enjoying distant valley views. The property offers versatile accommodation, including a spacious living room, a separate family/dining room, and a flexible study room that could serve as a fourth bedroom if required. The well-appointed kitchen is complemented by a practical utility room and a wet room on the ground floor. Upstairs, three double bedrooms provide ample space for family or guests, served by a family bathroom and an additional shower room for convenience. The property benefits from gas heating to radiators and double glazing. There is off-road parking to the front and at the rear of the house cellar storage (ideal for keeping household items out of sight). There is potential for extension, subject to the normal planning permissions, allowing buyers to further tailor the home to their needs. This property is available with no onward chain, facilitating a smooth and swift purchase process. With its substantial proportions, versatile layout, and scope for further enhancement, this detached house is an excellent choice for families or those looking for a spacious home in a peaceful setting. Early viewing is highly recommended to appreciate the full potential of this inviting residence.

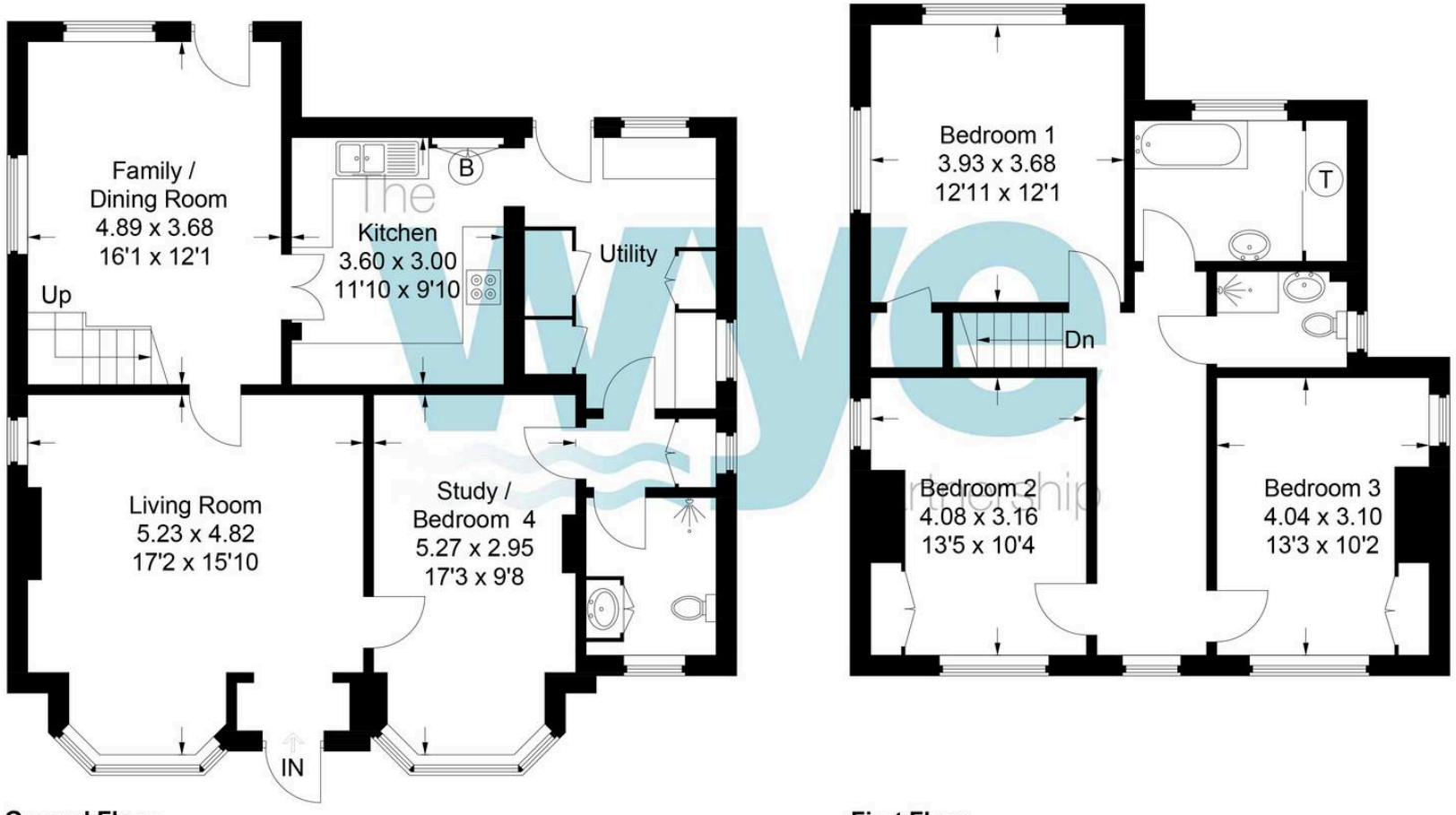






Seaton, Pinewood Road

Approximate Gross Internal Area
Ground Floor = 90.5 sq m / 974 sq ft
First Floor = 64.2 sq m / 691 sq ft
Total = 154.7 sq m / 1,665 sq ft



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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