

Connells

Sierra Road
High Wycombe

Sierra Road
High Wycombe HP11 1GY

for sale offers in excess of
£900,000







Property Description

A substantial detached family home offering spacious and versatile accommodation over three floors, ideal for growing families. The property welcomes you into an entrance hall leading to a generous front-aspect living room, while the separate dining room provides an excellent space for family meals and entertaining. The rear-aspect kitchen is complemented by a utility room and ground-floor cloakroom. An integral garage offers additional storage or potential for alternative use, subject to the necessary consents.

The first floor features an impressive principal bedroom with en-suite shower room, alongside two further double bedrooms, one also benefiting from en-suite facilities. A family bathroom with walk in shower serves the remaining accommodation on this level. The second floor offers two additional double bedrooms and a further bathroom, creating flexible living space ideal for older children, guests or home working.

Externally, the property boasts a driveway providing off-road parking and EV charging, together with an integral garage. To the rear, a large landscaped garden offers a private outdoor retreat, perfect for entertaining, family enjoyment and outdoor dining. A standout feature is the air-conditioned garden office, providing exceptional versatility as an evening cinema or games room, while also meeting the demands of modern home working.

Location

Situated on Sierra Road, the property is conveniently positioned for access to High Wycombe town centre, offering a wide range of shopping, leisure and dining facilities. The area is well served by highly regarded local schools, regular bus services and excellent transport links, including High Wycombe railway station with direct services to London Marylebone. The nearby A404 provides easy access to both the M40 and M4 motorways, while the surrounding Chiltern Hills offer an abundance of countryside walks and outdoor pursuits.

Agents Note

Photographs, floorplan and any associated marketing imagery used within this advertisement are from previous marketing materials and are provided for illustrative purposes only. Prospective purchasers should satisfy themselves as to the current condition, layout and specification of the property through their own inspection.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











To view this property please contact Connells on

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1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C

Council Tax Band: G

view this property online connells.co.uk/Property/WYC313845

Tenure: Freehold

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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