



22 Roundwood Road, High Wycombe
High Wycombe

Drions

Guide Price £465,000

22 Roundwood Road

High Wycombe, High Wycombe

Well-presented 3-bed semi on sought-after Sands side. Backing onto woodland, with 100ft garden, double garage, driveway, 2 receptions, conservatory, modern kitchen and bathroom. Near parks and schools.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Backing onto woodland
- Living room
- Additional reception / dining room
- Conservatory
- Large double garage
- Large rear garden
- Three bedrooms
- Guest cloakroom





ENTRY HALL

4' 6" x 2' 10" (1.38m x 0.86m)

Entrance area providing access into the main hallway of the property.

HALLWAY

3' 9" x 1' 1" (1.14m x 0.32m)

Central hallway providing access to the living room, kitchen and downstairs cloakroom, together with stairs rising to the first floor.

CLOAKROOM

2' 7" x 4' 1" (0.80m x 1.24m)

Ground floor cloakroom fitted with WC and wash hand basin.

LIVING ROOM

13' 11" x 10' 6" (4.23m x 3.21m)

Bright and well-proportioned living room positioned to the front of the property, offering a comfortable space for seating and everyday family living.

KITCHEN

10' 0" x 9' 11" (3.04m x 3.03m)

Fitted kitchen providing a range of storage units and work surfaces, with space for appliances and direct access through to the additional reception room.

RECEPTION ROOM / POTENTIAL DINING ROOM

10' 6" x 10' 0" (3.21m x 3.05m)

Versatile reception room currently used as an additional living space but easily capable of serving as a formal dining room if desired. Opens directly into the conservatory.

CONSERVATORY

9' 4" x 14' 2" (2.84m x 4.33m)

Spacious conservatory overlooking the rear garden, providing an excellent additional reception area with good natural light and direct access to the garden.

GARAGE

10' 4" x 35' 4" (3.16m x 10.77m)

Large double-length garage offering excellent storage or workshop space, with potential for further use



GARDEN

A particularly generous rear garden extending to approximately 100ft, mainly laid to lawn and backing directly onto woodland and the open green spaces of Roundwood Park. The garden provides a private and peaceful setting with excellent space for outdoor seating, family use and entertaining.

DRIVEWAY

2 Parking Spaces

The front of the property provides ample driveway parking leading to the double-length garage, with additional space suitable for multiple vehicles. The frontage is set back from the road creating a pleasant approach to the property.





Floor 0

Approximate total area⁽¹⁾
128.6 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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