



38 Hardenwaye, High Wycombe, Buckinghamshire, HP13 6TL

Offers Over | £450,000

Property Features

- Versatile Semi Detached Home
- 5 Bedrooms (2 in the annex)
- Open Plan Living Room & Dining Room
- Separate Kitchen
- Flexible 2 Floor Annex Accommodation
- 2 Bathrooms
- Sun Room
- Expansive plot with Ample Parking
- Wide Family Garden with Raised Patio Area
- Awaiting EPC / Council Tax Band C

Full Description

Welcome to this remarkable semi-detached property situated in the vibrant town of High Wycombe, Buckinghamshire. Offering versatile and spacious accommodation, this home is perfect for families seeking flexibility and comfort. The property boasts a total of 5 bedrooms, split between the main house and an annex, providing the option of independent living or seamless integration into one expansive residence.

Upon entering the main house, you are greeted by a practical lobby area leading into a generously sized living room and dining area. This open-plan space is perfect for family gatherings and entertaining guests, and offers plenty of natural light due to the French Doors which lead onto the outdoor patio space. Adjacent to the dining area is a well-equipped, separate kitchen featuring modern appliances and ample storage.

Upstairs, the main house comprises three comfortable bedrooms and a well designed family bathroom, ensuring convenience for all occupants. A unique feature of this property is the door connecting the main house to the annex, allowing for easy access while maintaining privacy.

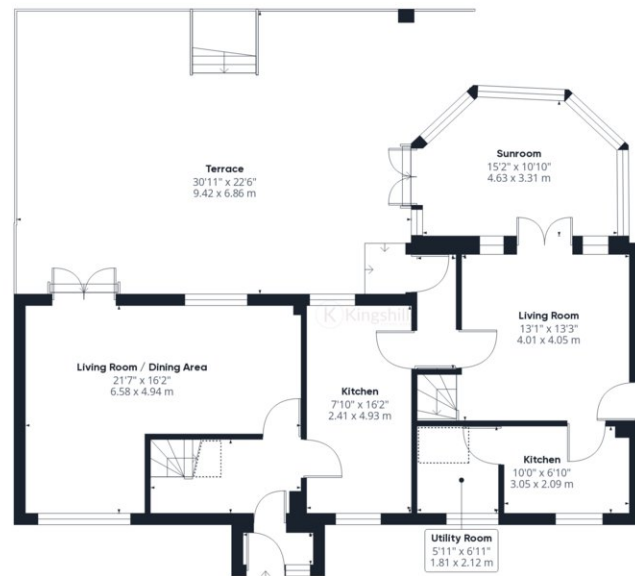
The annex presents an excellent opportunity for multi-generational living ensuring independence and privacy. The ground floor of the annex includes a fully fitted kitchen, a cosy living room, and a delightful sunroom that opens onto the garden, creating a perfect spot for relaxation and enjoying the outdoors. Upstairs, the annex offers two well-proportioned bedrooms and a modern bathroom, making it an ideal space for guests or extended family members.

The property benefits from a wide plot, providing ample driveway parking for several vehicles. The expansive garden is a highlight of this home, featuring a sizeable lawn area where children can play freely, and a patio area perfect for outdoor entertaining and summer barbecues.

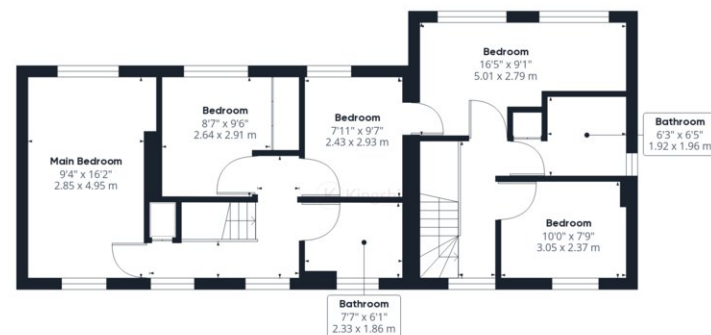
This versatile and beautifully presented property is a rare find in High Wycombe and is sure to attract considerable interest. Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer.







Ground Floor



Floor 1

Approximate total area⁽¹⁾
1712.43 ft²
159.09 m²

Reduced headroom
17.34 ft²
1.61 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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