



High Wycombe Branch

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Elm terrace, Tividale,
Sandwell, B69 1UH

Whitelands Road, High Wycombe, HP12

Offers Over £500,000



Full Description

This attractive four-bedroom detached property offers spacious and well-maintained accommodation, ideally suited for family living. Situated in a sought-after location, the home benefits from a garage, driveway parking, and is offered with no onward chain. Ground Floor The entrance hall leads into a generous bay-fronted through lounge, providing a bright and versatile living space. A well-equipped kitchen completes the ground floor layout. First Floor Upstairs, the property offers four good-sized bedrooms and a modern family bathroom, catering well to growing families or those needing flexible work-from-home space. Outside To the front, a driveway provides off-road parking alongside an attached garage. The well-maintained rear garden, which faces west, enjoys plenty of afternoon and evening sun—perfect for outdoor relaxation or entertaining. Location Conveniently located close to local schools and amenities, the property also offers easy access to Junction 4 of the M40, the newly built leisure

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centre, department stores, and Park and Ride services. High Wycombe town centre is just a short drive away, offering the Eden Shopping Centre, a wide selection of restaurants, a mainline train station, theatre, library, and attractive parkland. An internal inspection is highly recommended to appreciate all this family home has to offer. **EPC Rating: E**







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC 

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	77
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC 

Approximate Gross Internal Area
 Ground Floor = 42.9 sq m / 462 sq ft
 First Floor = 72.6 sq m / 781 sq ft
 Garage = 31.7 sq m / 341 sq ft
 Total = 147.2 sq m / 1,584 sq ft

