



# 11 Uplands Close, High Wycombe, Buckinghamshire, HP13 6JX

Offered to the market in immaculate condition throughout is this bright and spacious, loft-converted four-bedroom semi-detached family home. The property is tucked away in a quiet cul-de-sac within a highly sought-after area close to High Wycombe train station and the town centre. The accommodation comprises an entrance hall, a living room with feature fireplace, and a stunning open-plan kitchen/ dining room with underfloor heating and bi-fold doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms and a modern family bathroom, installed in 2024. The second floor offers a generous principal bedroom with ample storage and a contemporary en-suite shower room. Further benefits include driveway parking, a garage, outbuilding, a large enclosed corner-plot garden, gas central heating, and UPVC double glazing throughout.



**IMMACULATE CONDITION THROUGHOUT**  
**HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION**  
**CLOSE PROXIMITY TO TRAIN STATION**  
**LOFT CONVERSION**  
**FOUR BEDROOMS**  
**EN-SUITE SHOWER ROOM TO PRINCIPAL BEDROOM**  
**MODERN OPEN PLAN KITCHEN/DINER**  
**UNDER FLOOR HEATING IN KITCHEN**  
**LARGE ENCLOSED REAR GARDEN**  
**GARAGE & OUTBUILDING**

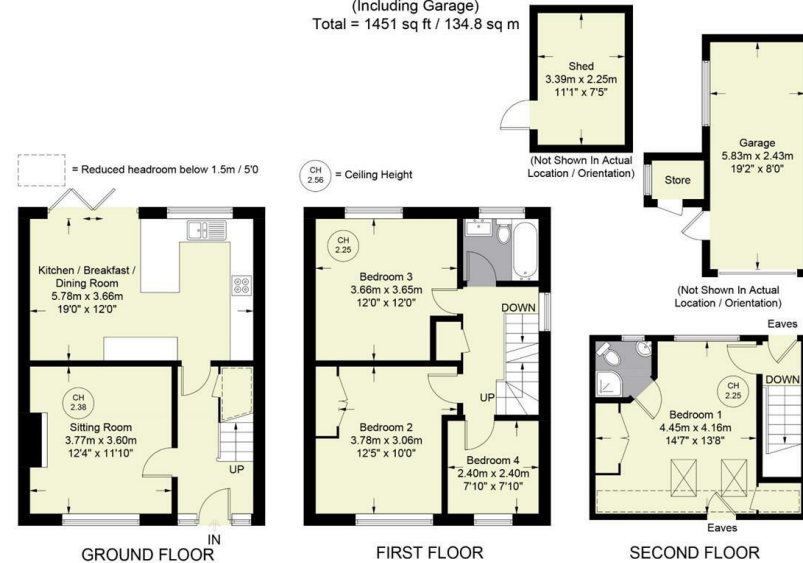






### Uplands Close

Approximate Gross Internal Area  
 Ground Floor = 476 sq ft / 44.2 sq m  
 First Floor = 470 sq ft / 43.7 sq m  
 Second Floor = 254 sq ft / 23.6 sq m  
 Outbuildings = 251 sq ft / 23.3 sq m  
 (Including Garage)  
 Total = 1451 sq ft / 134.8 sq m



Floor Plan produced for Hursts by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: [wyc@hursts.co.uk](mailto:wyc@hursts.co.uk) Web: [www.hursts.co.uk](http://www.hursts.co.uk)