



171 New Road

High Wycombe

- A Beautiful Two Bedroom Bay Fronted Semi Detached House With Potential To Extend (Subject To Planning)
- Gas Central Heating To Radiators And Double Glazed Windows
- Fully Refurbished With A New Fitted Kitchen And First Floor Bathroom
- Gravel Driveway Parking To Front Aspect
- Large Refurbished Garage Ideal For Storage Or Conversion To Home Office/Playroom
- Popular Location Close To Junction 4 Of M40 And Handy X Hub
- New Carpets And No Upper Chain, We Hold Keys

Situated on the south west side of High Wycombe, convenient for local schools and shops as well as a larger supermarket, department stores and cinema. There is a bus stop close by with regular service into the town centre and Junction 4 of the M40 motorway is within a few minutes drive

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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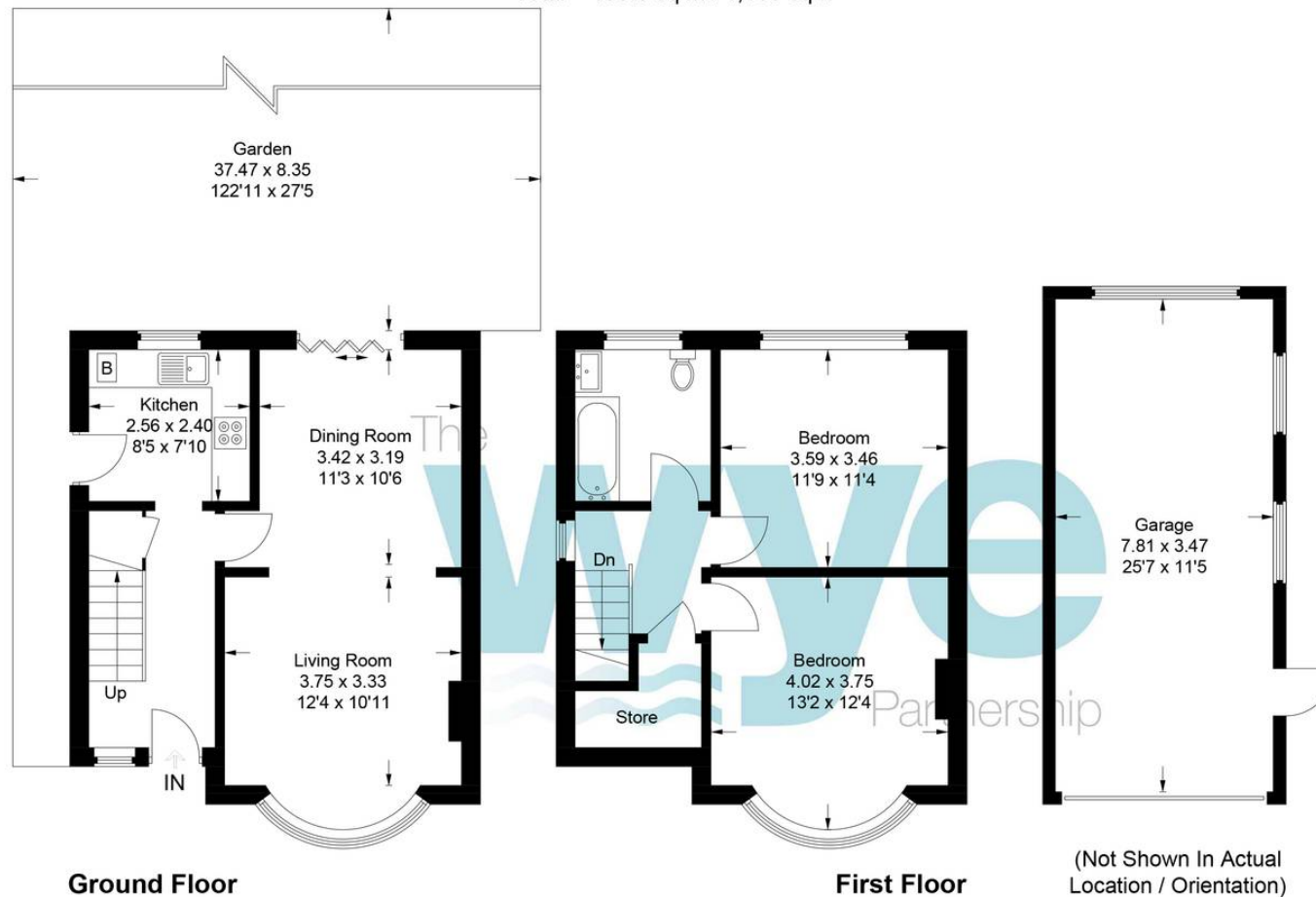
High Wycombe

This beautifully presented two bedroom bay fronted semi detached house offers an excellent opportunity for buyers seeking a stylish, move-in ready home in a highly sought after location close to Junction 4 of the M40 and the Handy X Hub. Fully refurbished throughout, the property benefits from gas central heating to radiators and double glazed windows. The impressive new fitted kitchen is arranged with ample storage and contemporary work surfaces, providing a welcoming space for cooking and entertaining. Upstairs, the first floor bathroom has been newly fitted with modern fixtures and fittings, complementing the fresh décor and new carpets that feature throughout the house. The bay fronted living room creates a bright and inviting atmosphere. To the front aspect, a gravel driveway provides convenient parking, while the large refurbished garage offers versatile space for storage or the potential for conversion to a home office or playroom, depending on your needs (subject to any necessary consents). The property is offered with no upper chain, making for a straightforward purchase, and as we hold the keys, viewings can be arranged at your convenience. Early viewing is highly recommended to fully appreciate the quality and flexibility this exceptional property has to offer.



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Approximate Gross Internal Area
Ground Floor = 41.1 sq m / 442 sq ft
First Floor = 40.6 sq m / 437 sq ft
Garage = 26.9 sq m / 289 sq ft
Total = 108.6 sq m / 1,168 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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