



36 Ash Road

High Wycombe

- An Immaculate Extended Three Bedroom Terrace House
- Refurbished Throughout, Gas Central Heating To Radiators And Double Glazed Windows
- Large Refitted Kitchen/Breakfast Room With Integral Appliances
- Modern Refitted Ground Floor Shower Room And Refitted First Floor Bathroom
- Three Good Size Bedrooms, Generous Through Lounge/Dining Room
- Enclosed Rear Garden, Garage Plus Additional Hardstanding
- Quiet Walkway Setting In Highly Regarded Residential Area Close To Booker Common
- Short Drive To Handy X Hub And Junction 4 Of The M40
- No Upper Chain, Ready To Move In To, Early Viewing Advised

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: A



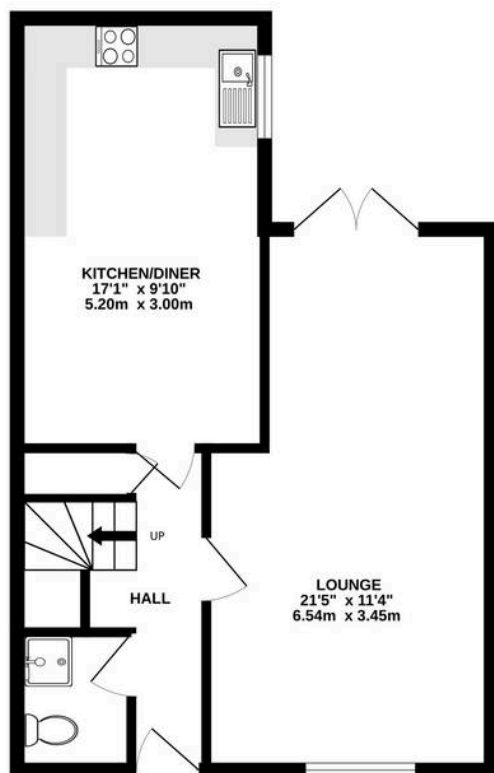
36 Ash Road

High Wycombe

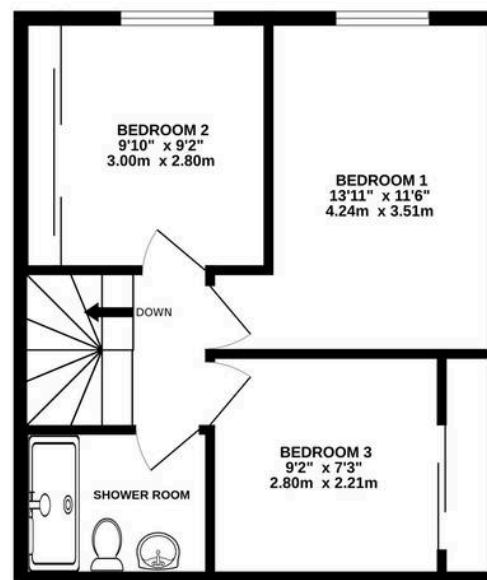
Presenting an immaculate extended three bedroom terrace house, this beautifully refurbished property offers exceptional living space and contemporary finishes throughout. Featuring gas central heating to radiators and double glazed windows. The heart of the property is a large refitted kitchen and breakfast room, complete with a range of integral appliances (including oven, hob, and dishwasher) and ample space for family dining. The generous through lounge and dining room is filled with natural light. The ground floor also benefits from a modern refitted shower room, while the first floor boasts a sleek, refitted additional shower room. Upstairs, there are three good size bedrooms, each offering comfortable proportions, making them ideal for families or those needing versatile space for a home office or guest room. The property further benefits from a garage and additional hardstanding. Positioned in a quiet walkway setting within a highly regarded residential area close to Booker Common. Residents enjoy easy access to local amenities, with the Handy X Hub and Junction 4 of the M40 just a short drive away. This home is offered with no upper chain and is ready to move in to. Early viewing is highly recommended. This property represents a rare opportunity to acquire a stylish, move-in ready home in a sought-after area.



GROUND FLOOR



1ST FLOOR



GARAGE



TOTAL FLOOR AREA : 1082sq.ft. (100.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wylcombe@wyleres.co.uk • www.wyleres.co.uk/

By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

