

wye Partnership

53 Amersham Road, High Wycombe, HP13 5AA

In Excess of **£450,000**

53 Amersham Road

High Wycombe

- A Delightful Character Bay Fronted Detached Family Home
- Gas Central Heating To Radiators And Double Glazed Windows
- Large Lounge/Dining Room
- Separate Fitted Kitchen With Rear Utility Lobby
- Ground Floor Cloakroom
- Character Features Including Fireplace And High Ceilings
- Stunning Rear Garden In Excess Of 80' With Large Storage Shed/Workshop (Ideal For Conversion To Home Office)
- Driveway Parking For Two Cars
- Highly Regarded Area Just a Stones Throw From The RGS And Walking Distance Of Station
- No Upper Chain, We Hold Keys

In an established residential area approximately 1.25 miles North of High Wycombe centre. Buses operate along the Amersham Road to the town from where there are 25-minute London Marylebone trains and frequent Heathrow buses. The Royal Grammar School is an easy walk as are local shops, pharmacy etc. Two M40 junctions are less than 10-minutes drive.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







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This delightful three bedroom detached family home offers an abundance of character features, including an impressive bay front, high ceilings, and a charming fireplace. The spacious lounge and dining area provide a welcoming space for relaxation and entertaining, while the separate fitted kitchen is complemented by a practical rear utility lobby. A ground floor cloakroom adds convenience for guests and family alike. The property benefits from gas central heating to radiators and double glazed windows throughout, ensuring comfort and energy efficiency. Upstairs, three bedrooms provide ample accommodation for the growing family. Additional highlights include a large storage shed or workshop (ideal for conversion to a home office), and driveway parking for two cars. Situated in a highly regarded area just a stone's throw from the Royal Grammar School and within easy walking distance of the station, this home is perfectly positioned for families and commuters. Offered with no upper chain and with keys held for immediate viewing, this characterful property presents an excellent opportunity for those seeking a spacious and well-located family home.

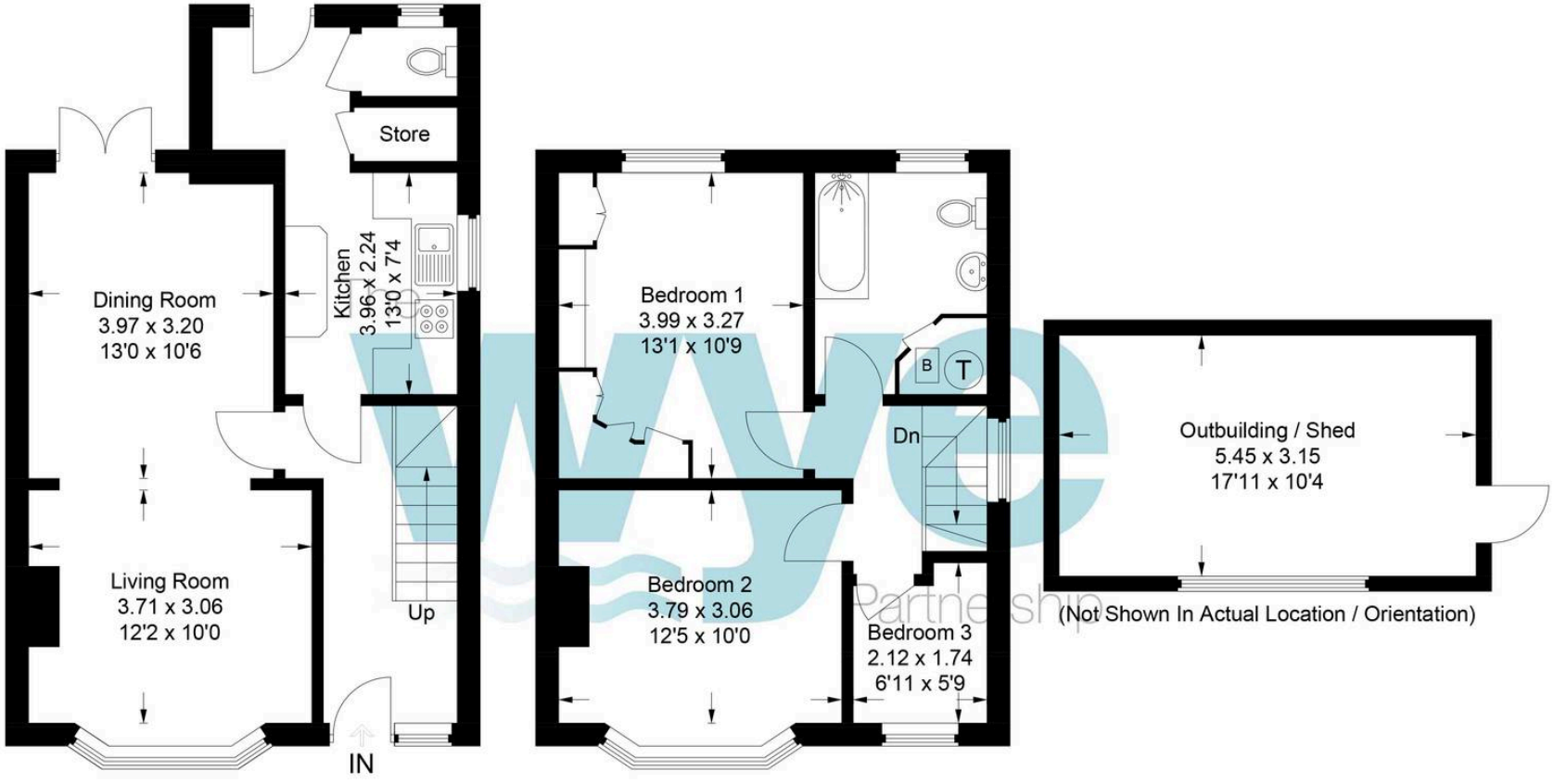






53 Amersham Road, High Wycombe, HP13 5AA, Bucks

Approximate Gross Internal Area
Ground Floor = 47.5 sq m / 511 sq ft
First Floor = 40.9 sq m / 440 sq ft
Outbuilding / Shed = 17.2 sq m / 185 sq ft
Total = 105.6 sq m / 1,136 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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The Wye Partnership High Wycombe

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