

wye Partnership

451 London Road, High Wycombe, HP11 1EL

£325,000

451 London Road

High Wycombe

- Beautifully Presented Mid Terrace Home
- Two Bedrooms
- Open Plan Living Room / Dining Room Kitchen Plus Utility
- Upstairs Bathroom
- Downstairs WC
- Driveway Parking Good Size Rear Garden
- Close To Town Centre Amenities & Retail Park

Located 1.3 miles East of High Wycombe centre, which provides extensive amenities including 25 minute London Marylebone trains as well as direct links to Oxford and Birmingham. Fast London trains are also available at Beaconsfield, less than 5 miles away. Two large parks are close by at Kingsmead and the Rye which are both within easy walking distance. Frequent Heathrow buses operate along the London Road and the M40 is within 5 minute's drive. Local amenities include High Wycombe retail park which is also within walking distance.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C







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This beautifully presented two bedroom mid terrace home offers well arranged accommodation and a convenient location close to town centre amenities and a retail park. The property features an open plan living and dining room, creating a welcoming space for relaxing and entertaining, making it well suited to everyday living. A separate kitchen provides a practical setting, while the adjoining utility area offers additional space for household essentials. A downstairs WC adds further convenience to the ground floor accommodation. Upstairs, there are two double bedrooms and a bathroom offering flexibility, whether as sleeping accommodation, a guest room or a home office. Externally the property has a lovely level garden to the rear and driveway parking to the front. Well presented throughout, this home combines a practical layout with access to local amenities. Its location near the town centre and retail park places a selection of shops and services within easy reach. This property is an appealing choice for buyers seeking a comfortable home in a convenient setting. Viewing is recommended to appreciate the accommodation.







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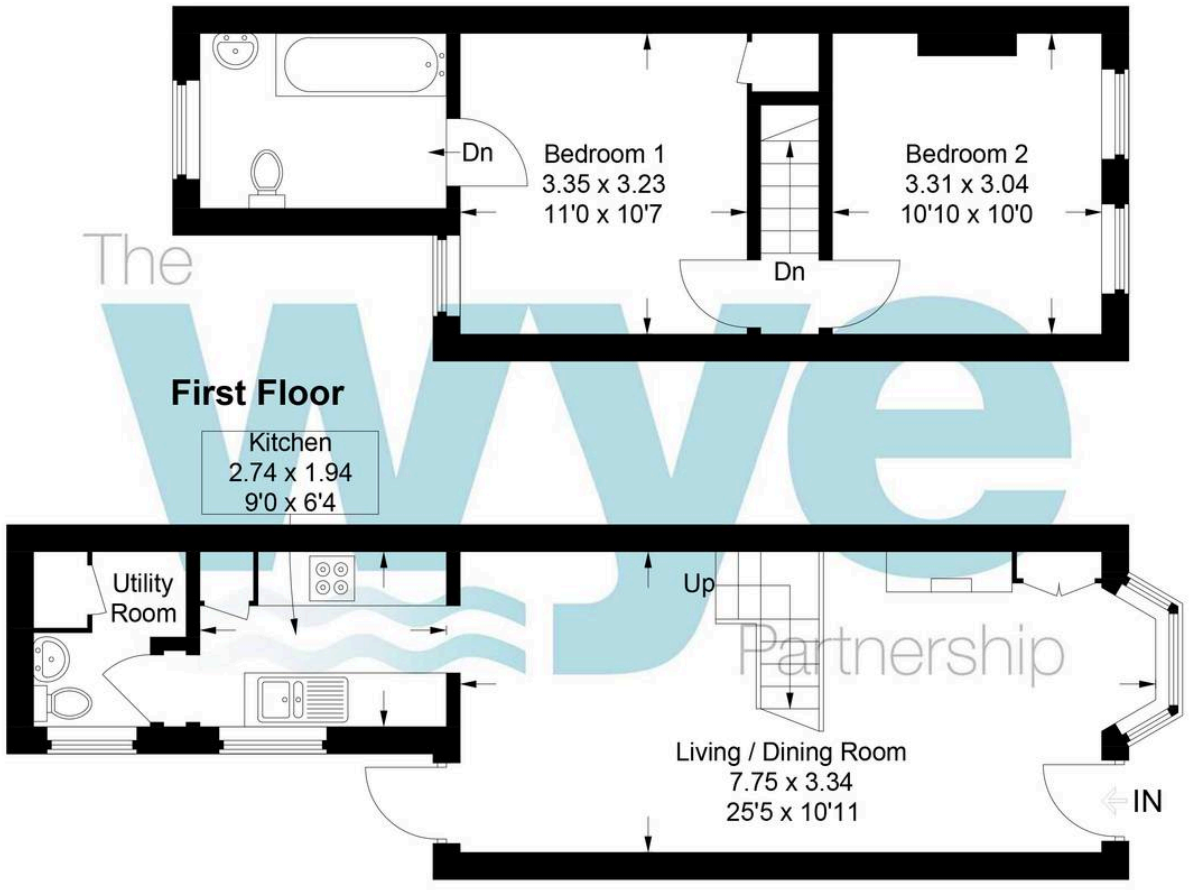
Approximate Gross Internal Area
Ground Floor = 34.2 sq m / 368 sq ft
First Floor = 29.6 sq m / 319 sq ft
Total = 63.8 sq m / 687 sq ft



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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