

wye Partnership

14 Clarendon Road, High Wycombe, HP13 7AW

£399,950

14 Clarendon Road

High Wycombe

- Bay Fronted Three Bedroom Semi-Detached Family Home
- Generous Corner Plot With Gardens To The Side And Rear
- Excellent Scope For Substantial Side And Rear Extensions, Subject To Planning Permission
- Popular, Established Residential Area
- Bay Windowed Sitting Room And Open Plan Kitchen/Dining Room
- Ground Floor Bathroom, Gas Fired Central Heating And Double Glazing
- Within Walking Distance Of The Rye, High Street And High Wycombe Station
- Freshly Decorated and Newly Carpeted Throughout
- Ready To Move Into With No Onward Chain

Situated in a highly regarded residential area within walking distance of the town centre and a short walk to local schools. The town itself offers a wide range of shopping, leisure and recreation facilities as well as the main line railway station delivering access to London Marylebone in under half an hour, Birmingham and Oxford. The 50-acre Rye park is within walking distance and access to the M40 motorway is a short drive away at either Junction 4 Handy Cross or Junction 3 Loudwater.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D







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Occupying a generous corner plot on Clarendon Road, this is a rare opportunity to move straight into a family home with room to grow. The gardens extend to the side and rear, giving buyers excellent scope to create a substantially large home, subject to planning permission. Several houses on Clarendon Road have secured permission for two-storey extensions, including side and rear.

Freshly decorated and newly carpeted throughout, the house has a bright sitting room with a wide bay window and a separate open plan kitchen and dining room with ground floor bathroom. There are three good size bedrooms on the first floor. The house benefits from gas central heating and double glazing. The garden includes an older garage requiring replacement. The property is offered with no onward chain.

The location combines an established residential setting with convenient access to local amenities. The town centre offers a range of shops and services, while the nearby train station provides a useful option for commuters. The Rye Park is also close by. With its bay frontage, three bedrooms and scope for improvement, this is a home with potential.

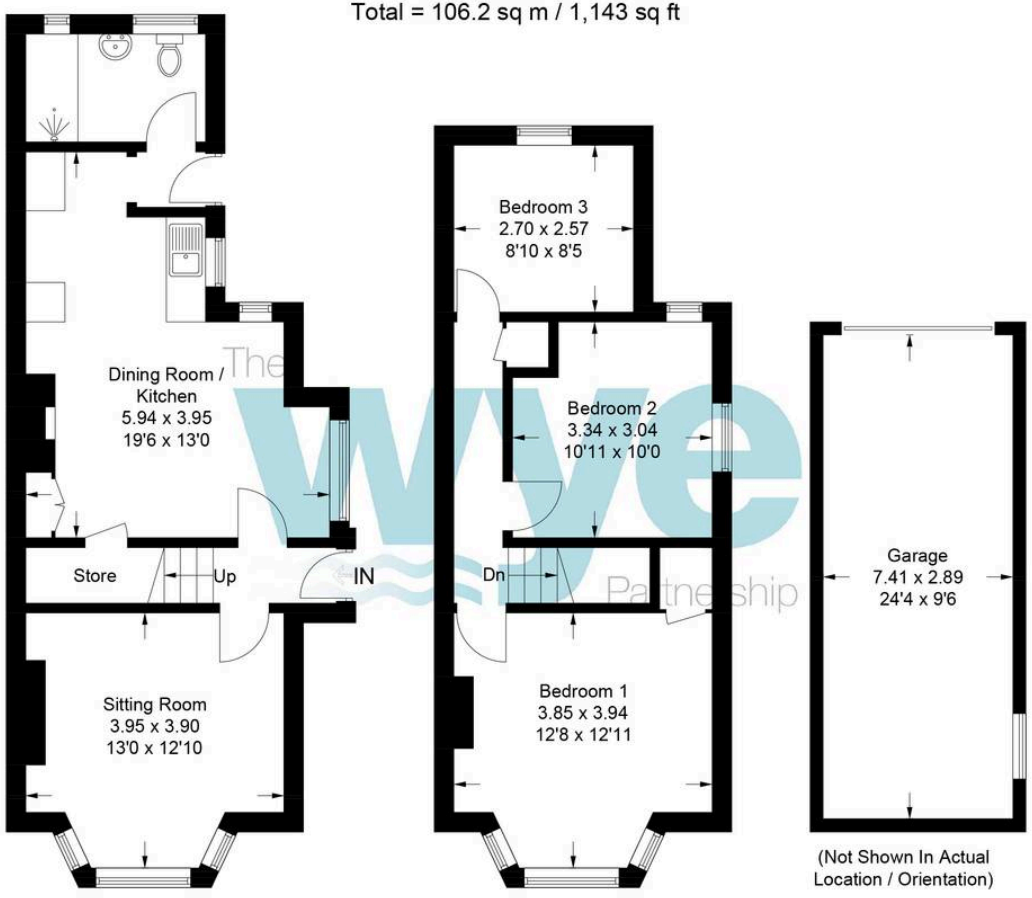






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Approximate Gross Internal Area
Ground Floor = 45.9 sq m / 494 sq ft
First Floor = 38.8 sq m / 418 sq ft
Garage = 21.5 sq m / 231 sq ft
Total = 106.2 sq m / 1,143 sq ft



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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