



# 445 London Road

High Wycombe, High Wycombe

- An Older Style Terrace Cottage
- Deceptive And Spacious Accommodation
- Living Room Separate Dining Room Kitchen Plus Utility
- Three Bedrooms Ground Floor Bathroom
- Gas Central Heating To Radiators Double Glazing
- Driveway Parking Good Size Rear Garden
- Convenient To Town Centre Amenities & Retail Park
- No Onward Chain

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: D

EPC Environmental Impact Rating: D



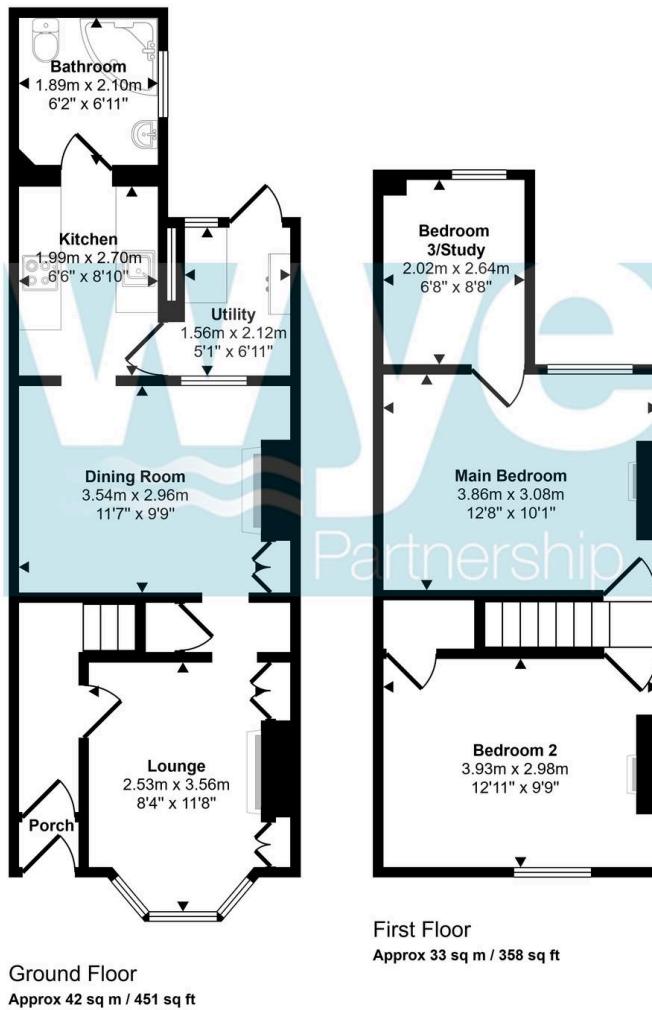
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This charming three-bedroom mid-terraced house offers generous and versatile accommodation, ideal for families or professionals seeking convenience and comfort. The property is an older style terrace cottage, that blends character features with practical living. Upon entering, there is an entrance porch and hallway leading to a living room with a fireplace, which leads through to a separate dining room, providing an excellent setting for entertaining or family meals. The kitchen leads to a useful utility area, ensuring ample space for every-day tasks with access to the rear garden. The ground floor also features a white bathroom suite, designed for ease of access. Upstairs, three well-proportioned bedrooms provide flexible options for sleeping arrangements, home office space, or hobbies. Modern comforts include gas central heating to radiators and double glazing throughout, ensuring a warm and energy-efficient environment. Further benefits include driveway parking. The property is situated conveniently close to town centre amenities and a retail park, offering a wide range of shops, services, and leisure opportunities within easy reach. Offered to the market with no onward chain, this deceptively spacious home presents an excellent opportunity for buyers looking to move swiftly.



Approx Gross Internal Area  
75 sq m / 809 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## The Wye Partnership High Wycombe

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

01494 451300 • [wycombe@wyeres.co.uk](mailto:wycombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

