



# 8 Horsenden Road

High Wycombe, High Wycombe

- A well Proportioned Semi-Detached House
- Well Kept With Some Updating Required
- Entrance Porch, Living Room, Kitchen/Dining Room
- Three Bedrooms, Bathroom With Separate W.C
- Gas fired Central Heating, Double Glazing
- Good Size Rear Garden With Brick Built Storage Shed
- Available With No Onward Chain

Situated in a popular residential location on the east side of High Wycombe within easy reach of local convenience stores which cater for all day-to-day needs. The Wycombe Retail Park is just over half a mile away as are larger supermarkets. The town centre is less than two miles away and provides a wide variety of shops, restaurants, leisure facilities, cinema and bars as well as a mainline railway station to London and Birmingham. Surrounding countryside is close by with the large Kingsmead and Rye parks about a 5 minute drive. Two M40 junctions are less than ten minutes drive.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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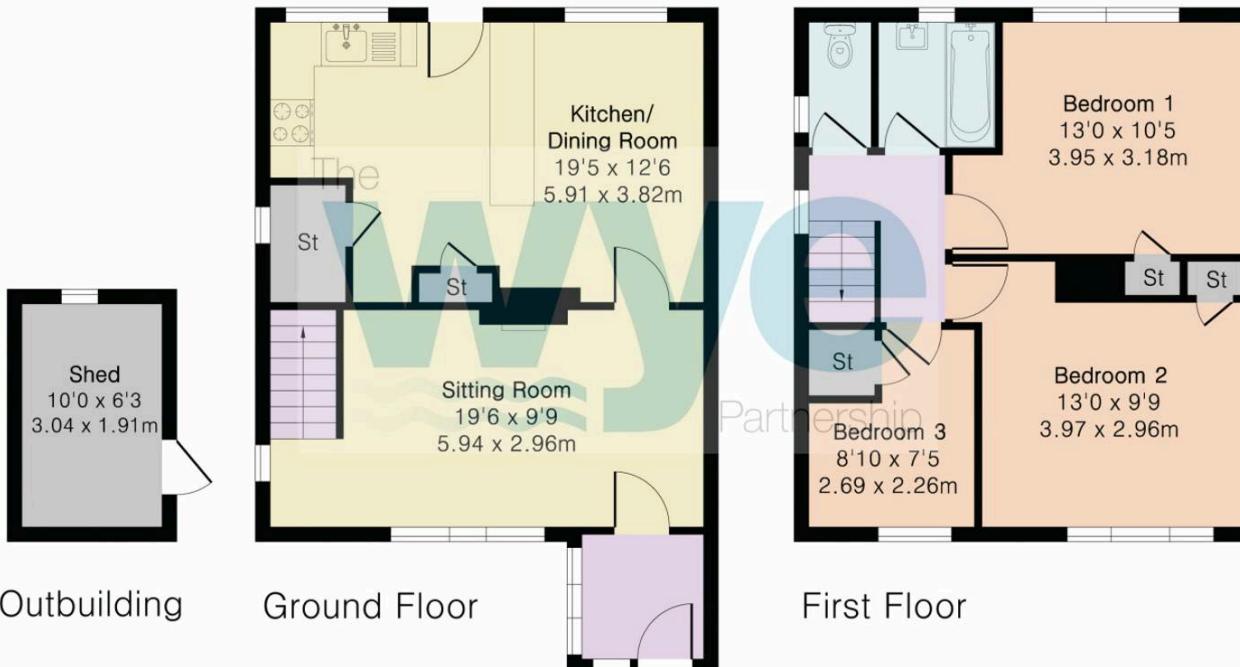
High Wycombe, High Wycombe

This well proportioned three bedroom semi-detached house presents an excellent opportunity for those seeking a comfortable family home with scope for personalisation. The property has been well kept by the owner, although some updating would be beneficial to fully realise its potential. The accommodation comprises an entrance porch leading to a spacious living room, and a kitchen/dining room that offers ample space for family meals and entertaining. Upstairs, there are three bedrooms, a bathroom with a separate W.C, providing convenience for busy households. Additional features include gas fired central heating and double glazing throughout. Practical storage is provided by a brick built storage shed (located to the rear), ideal for storing household items or tools. This property is offered with no onward chain, allowing for a straightforward purchase process.



**Approximate Gross Internal Area 908 sq ft - 85 sq m  
(Excluding Outbuilding)**

Ground Floor Area 470 sq ft - 44 sq m  
First Floor Area 438 sq ft - 41 sq m  
Outbuilding Area 62 sq ft - 6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## The Wye Partnership High Wycombe

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