



Spring, Colville Road, High Wycombe, HP11 2SY  
£450,000



# Spring Colville Road

High Wycombe, High Wycombe

- A Bay Fronted Semi-Detached Requiring Some Updating
- Excellent Potential For Further Extension Subject To Planning Permission
- Private Road Location Close To Town Centre Amenities
- Two Living Rooms, Plus Separate Dining Room, Kitchen
- Three Bedrooms, Bathroom With Separate W.C.
- Double Glazing, Gas Heating, Driveway Providing Off Road Parking
- Large Rear Gardens, No Onward Chain

Situated close to High Wycombe town centre as well as offering convenient access to the M40 motorway at J4. The town centre offers a vast array of shopping, leisure and entertainment facilities. Supermarkets are close by and the train station in the town centre is easily accessible. In catchment of highly regarded Grammar Schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E





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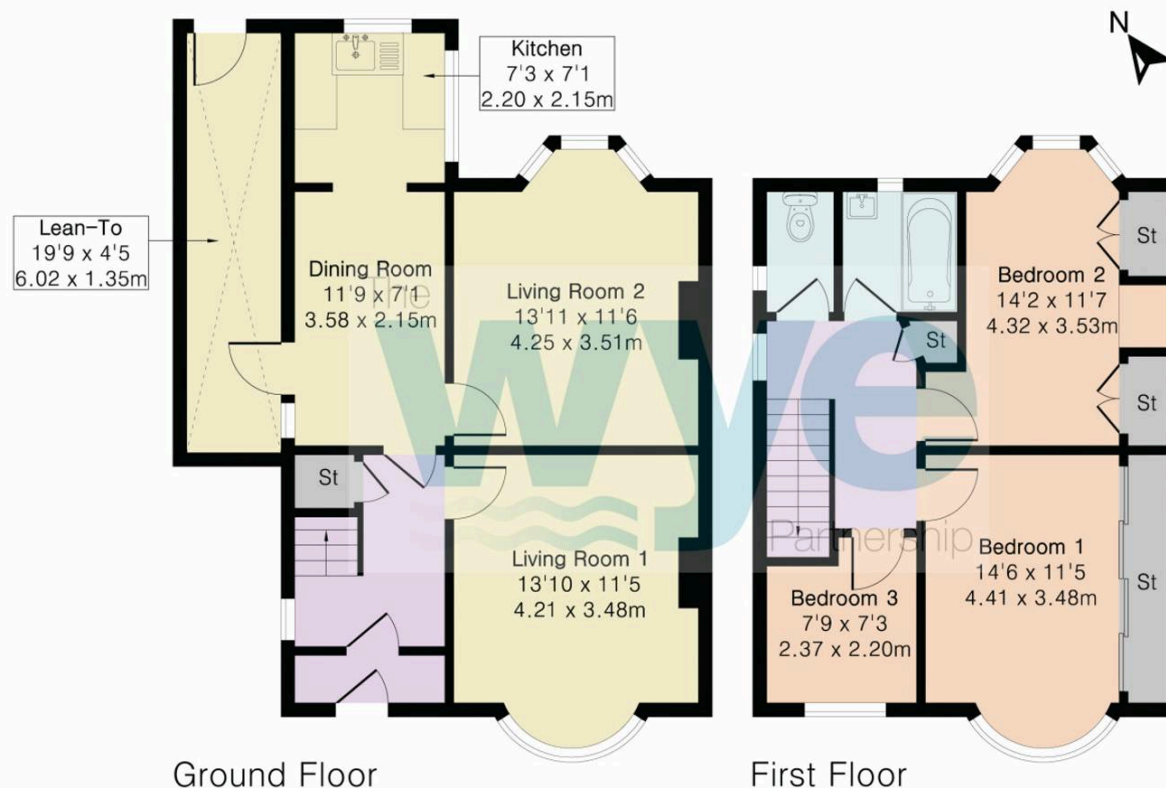
This spacious three-bedroom semi-detached house is situated on a private road, offering a superb opportunity for buyers looking to personalise and enhance their next home. The property features a classic bay-fronted façade and requires some updating, making it ideal for those seeking a project with excellent potential for further extension (subject to planning permission). The ground floor comprises two living rooms, a separate dining room, and a well-proportioned kitchen, offering flexible living and entertaining spaces. Upstairs, there are three bedrooms, a family bathroom, and a separate W.C., providing practical family accommodation. Additional benefits include double glazing and gas central heating, as well as a driveway providing convenient off-road parking. The property is located close to town centre amenities, ensuring easy access to shops, schools, and transport links. Offered with no onward chain, this home presents an exciting prospect for families, investors, or anyone wishing to create their ideal living space in a desirable and well-connected area.



**Approximate Gross Internal Area 1104 sq ft - 102 sq m**

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 475 sq ft – 44 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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