



# 135 Herbert Road

High Wycombe, High Wycombe

- Spacious First Floor Flat With Private Entrance
- Large Lounge with Bay Window and Separate Kitchen
- Two Good Size Bedrooms and Bathroom With White Suite
- Large Private Garden
- Convenient To Local Shops And Wycombe Retail Park
- Vacant Possession With No Onward Chain

Approximately 2.5 miles East of High Wycombe centre where buses pass close by to town which provides extensive amenities including 30-minute London Marylebone trains as well as direct links to Birmingham and Oxford. Frequent Heathrow buses operate along the A40, which is about a mile away. Local facilities are a few minutes walk as are the vast Kings Woods with walks through to Tylers Green. Junction 3 of the M40 motorway is a 5-10 minute drive and junction 4 is also around 10-minutes away  
Council Tax band: B

Tenure: Leasehold; 82 Years remaining; Ground Rent; £10.00 Per annum; We are advised that there is no Service Charge

EPC Energy Efficiency Rating: C

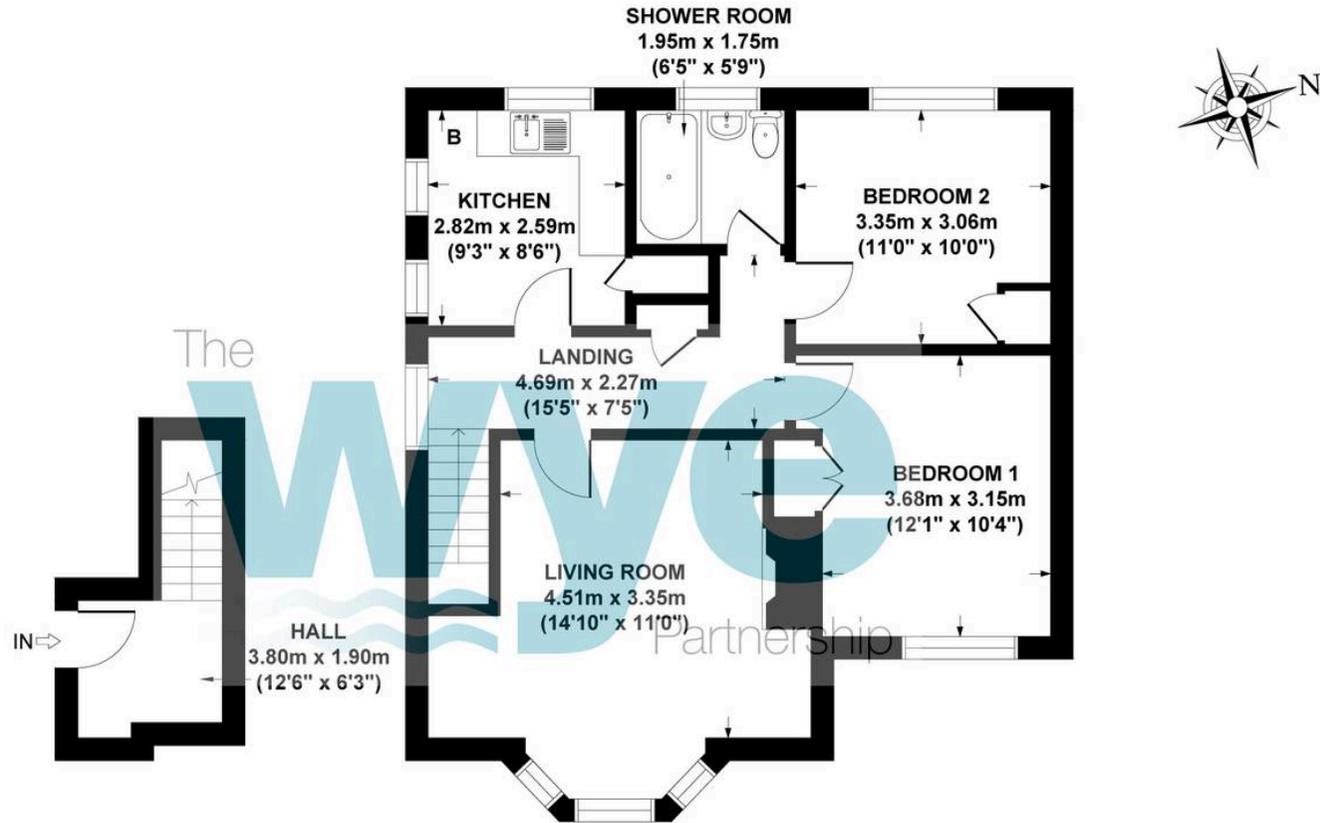


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This well-presented two bedroom first floor flat offers spacious and versatile accommodation, ideal for first time buyers or investors seeking a comfortable and conveniently located home. Accessed via a private entrance, the property features a generous lounge with a bay window that fills the space with natural light, a separate kitchen is fitted with ample storage and workspace, providing a practical area for meal preparation. Both bedrooms are well-proportioned, the bathroom is equipped with a modern white suite. Ideally situated for easy access to local shops and Wycombe Retail Park, the flat is positioned to take advantage of a range of amenities and transport links. Offered with vacant possession and no onward chain, this attractive property presents a straightforward and appealing opportunity for buyers looking to move quickly.





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 5 SQ M / 54 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 65 SQ M / 700 SQ FT

**135 HERBERT ROAD, HIGH WYCOMBE, HP13 7HW**  
**APPROX. GROSS INTERNAL FLOOR AREA 70 SQ M / 754 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## 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/)

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