



**26 Rosebery Avenue, High Wycombe, HP13 7AH**

**In Excess of £400,000**

# 26 Rosebery Avenue

High Wycombe, High Wycombe

- A Traditional Semi-Detached House Requiring Some Updating
- Popular Location Within Easy Reach Of Town Centre And Station
- Reception Hall, Living Room, Kitchen
- Three Bedrooms, Bathroom And Boarded Loft Room
- Gas Heating, Double Glazing, Garage
- Good Size Rear Garden, No Onward Chain
- Short Walk Of The Rye And Kingsmead Parks

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. 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

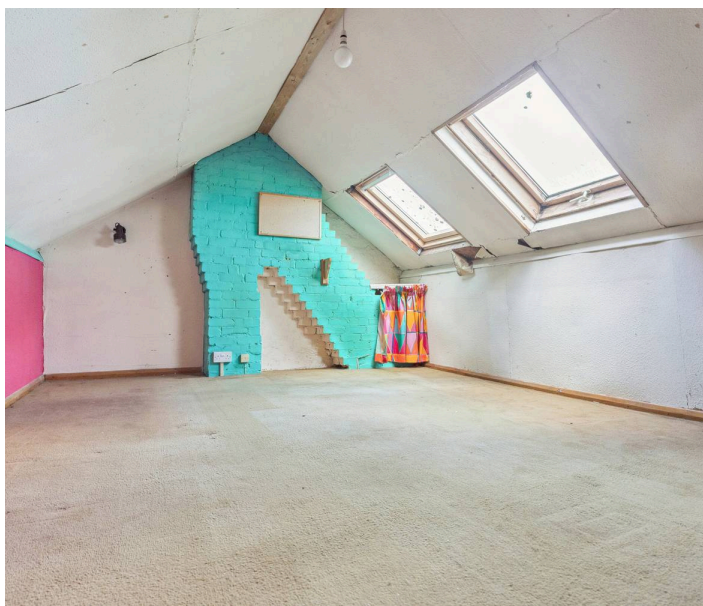
EPC Energy Efficiency Rating: D



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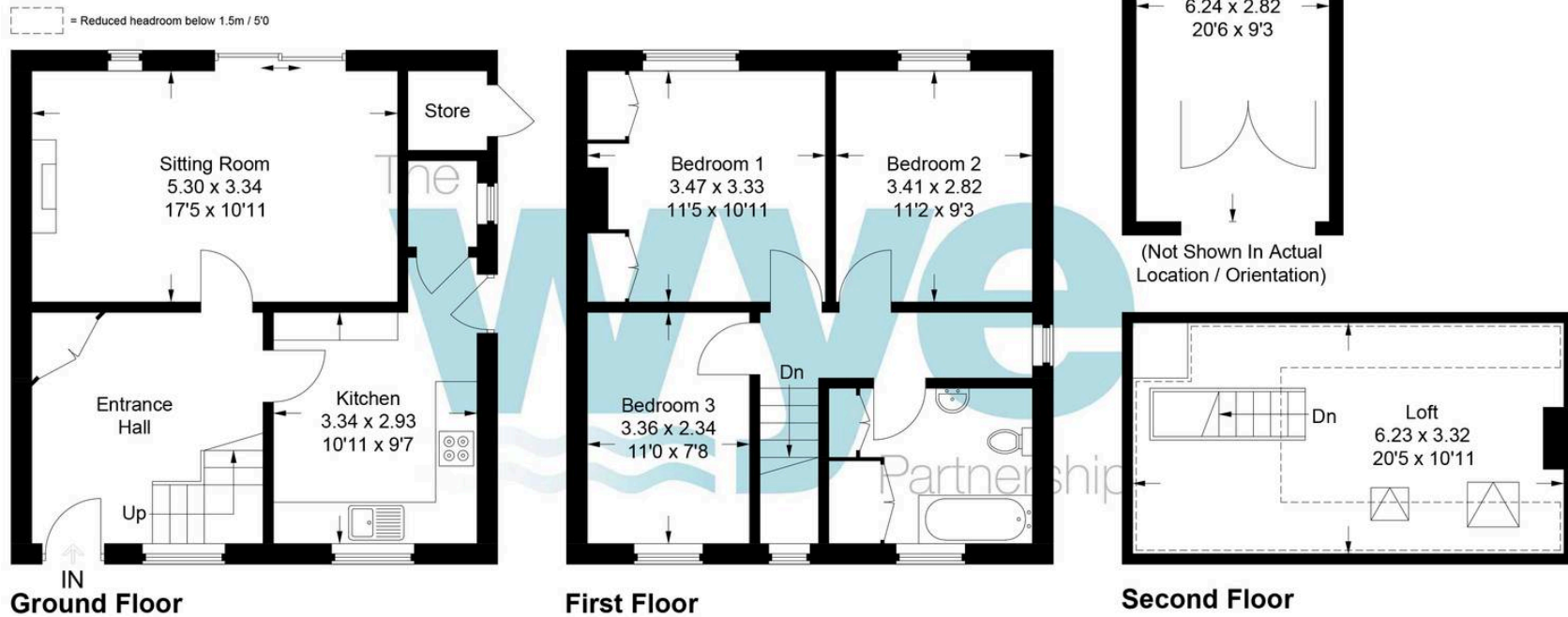
High Wycombe, High Wycombe

This traditional three bedroom semi-detached house offers an excellent opportunity for buyers seeking a property to update and personalise. Situated in a popular residential area within easy reach of the town centre and station, the home features a welcoming reception hall, a spacious living room with patio doors giving access to the rear garden and a functional kitchen. Upstairs, there are three well-proportioned bedrooms, a family bathroom, and a versatile boarded loft room accessed via a loft ladder that provides additional storage or potential for further use (subject to the necessary consents). The property benefits from gas heating and double glazing. A garage is included, offering secure parking or extra storage space. This home is offered with no onward chain, making it an ideal choice for those looking for a straightforward purchase process. The location is highly convenient, with a short walk to The Rye and Kingsmead Parks, as well as easy access to local amenities, schools, and transport links.



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Approximate Gross Internal Area  
Ground Floor = 43.2 sq m / 465 sq ft  
First Floor = 44.2 sq m / 476 sq ft  
Second Floor = 20.9 sq m / 225 sq ft  
Garage = 17.5 sq m / 188 sq ft  
Store = 1.3 sq m / 14 sq ft  
Total = 127.1 sq m / 1,368 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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