



**175 London Road, High Wycombe, HP11 1BT**

**In Excess of £450,000**

# 175 London Road

High Wycombe, High Wycombe

- A Stunning Turn Of The Century Box Bay Fronted Semi Close To Town & Railway Station
- Much Improved And Excellent Presentation Throughout Yet Retaining Period Character Features
- Gas Central Heating To Radiators And Double Glazed Windows
- Modern Fitted Kitchen/Breakfast Room, Modern Refitted Bathroom
- Far Reaching Views From Front Elevation Across Keep Hill Woods
- Driveway Parking For Two Cars
- Beautiful Enclosed Rear Garden With Patio Area, Generous Front Garden
- Short Walk To The Rye With Miles Of Open Walks, Good Access To M40 Motorway
- Must Be Seen Internally To Be Appreciated

Positioned close to the 50-acre Rye park with its gymnasium and swimming pool. High Wycombe centre is an approximate 15-minute walk with its extensive shopping facilities and restaurants. The train station is also a stones throw away with 25-minute London Marylebone trains as well as direct links to Oxford and Birmingham. Frequent Heathrow buses pass close to the door and junction 4 of the M40 is less than a mile away

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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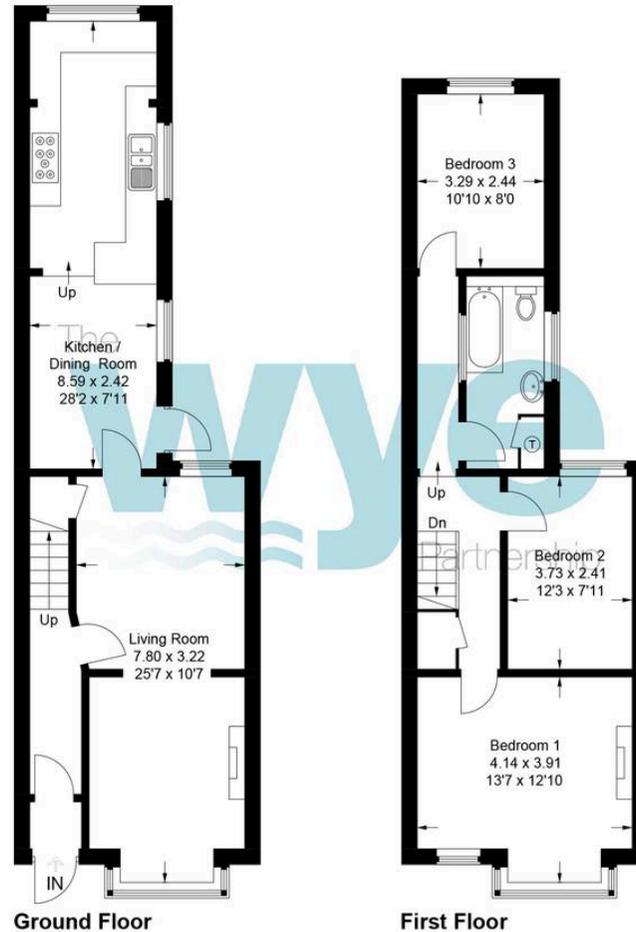
High Wycombe, High Wycombe

This beautifully presented three bedroom semi detached house offers a rare opportunity to acquire a characterful turn of the century home that has been thoughtfully improved throughout while retaining its original charm and period features. Located within close proximity to the town centre and railway station, this box bay fronted property combines the elegance of a bygone era with the practicalities required for modern living. The property benefits from gas central heating to radiators and double glazed windows, ensuring comfort and energy efficiency. The inviting entrance hall leads to a spacious and light-filled living room, where the attractive bay window frames far reaching views across Keep Hill Woods. The modern fitted kitchen and breakfast room has been recently upgraded and provides ample storage and workspace, making it ideal for both family meals and entertaining guests. Upstairs, the three well proportioned bedrooms offer flexibility for family life or home working, and the contemporary refitted bathroom is finished to a high standard with stylish fittings and fixtures. Additional features include driveway parking for two cars, providing valuable off street parking. The property is ideally situated just a short walk from The Rye, offering miles of open walks and recreational opportunities, and has excellent access to the M40 motorway for those commuting further afield. This home must be seen internally to be truly appreciated, as the quality of presentation, attention to detail and the wonderful blend of period character and modern convenience create an outstanding living environment for discerning buyers.



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Approximate Gross Internal Area  
Ground Floor = 52.5 sq m / 565 sq ft  
First Floor = 48.8 sq m / 525 sq ft  
Total = 101.3 sq m / 1,090 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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