



132 Herbert Road, High Wycombe, HP13 7HW  
£439,950



# 132 Herbert Road

High Wycombe, High Wycombe

- Semi-Detached Home, Much Improved By The Current Vendor
- Located In A Popular Position To The East Side Of Town
- Convenient For M40 J3 & Wycombe Retail Park
- Backing On To Woodland, Valley Views
- Entrance Hall, Cloakroom, Lounge, Refitted Kitchen/Dining Room
- Utility Room, Refitted Bathroom, Three Bedrooms
- Well Maintained Front & Rear Gardens
- Off Road Parking For Several Vehicles At Rear
- A Viewing Is Highly Recommended

The property is within easy walking distance of local convenience stores and local schools. There are larger supermarkets also close by as well as DIY stores and additional food outlets. The town centre is only one and a half miles away and offers a wide variety of shopping, leisure and hospitality venues as well as having a mainline rail link to London Marylebone, Birmingham and Oxford. Convenient for for M40 at junctions 3 & 4. Fabulous woodland walks on the doorstep.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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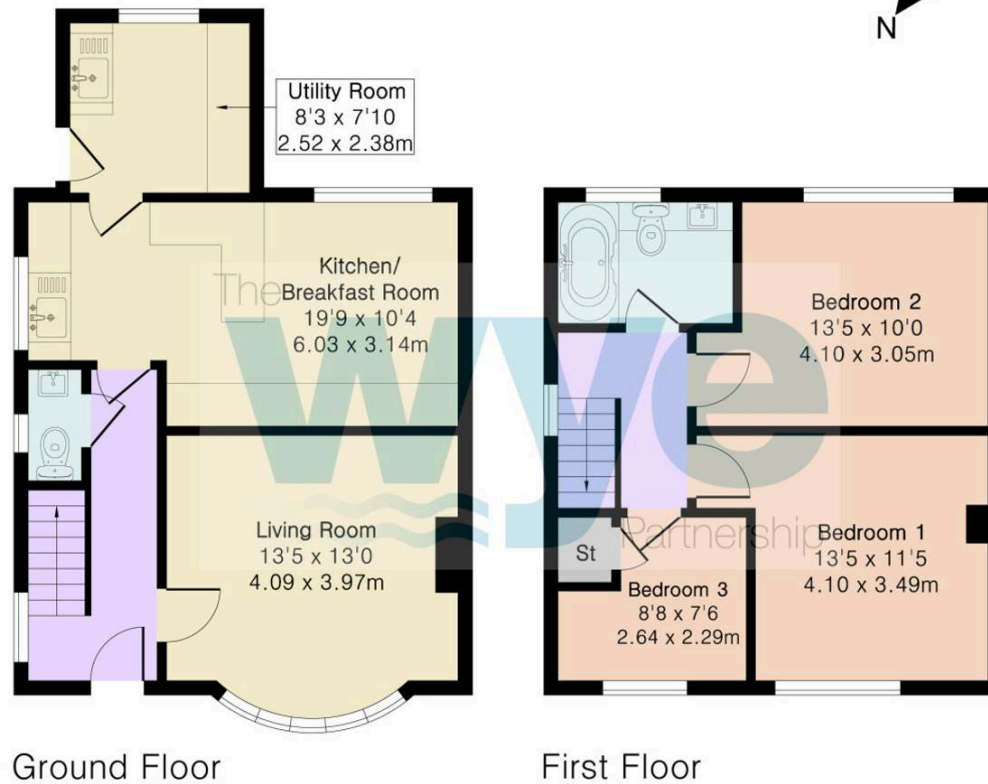
This much improved three bedroom semi-detached house is situated in a popular position on the east side of town, offering convenient access to M40 Junction 3 and Wycombe Retail Park. The property has been thoughtfully updated by the current vendor and provides well-proportioned accommodation throughout. Upon entering, you are welcomed by a spacious entrance hall and a modern cloakroom. The lounge is bright and inviting, while the refitted kitchen/dining room provides a stylish and practical space for family meals and entertaining. A separate utility room adds further convenience. Upstairs, there are three bedrooms and a contemporary refitted bathroom. Double glazed and with replacement gas combination boiler the property benefits from well maintained front and rear gardens, and offers off road parking for several vehicles at the rear. Backing on to woodland and with attractive valley views, this home combines comfort with an enviable setting. A viewing is highly recommended to fully appreciate the quality and location of this delightful home.



**Approximate Gross Internal Area 950 sq ft - 88 sq m**

Ground Floor Area 514 sq ft – 48 sq m

First Floor Area 436 sq ft – 40 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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