



# 63 Coningsby Road

High Wycombe, High Wycombe

- A Large Three Bedroom Semi With Over 2000 Sq Ft Of Accommodation Set Over Four Floors
- Two Reception Rooms, Large Kitchen, Two Additional Loft Rooms
- Gas Central Heating To Radiators And Double Glazed Windows
- Potential Self Contained Annexe On Lower Ground Floor With Its Own Entrance With Independent Heating
- Large Rear Garden With Separate Outbuilding Ideal For Conversion To Home Office/Gym
- Off Road Driveway Parking To Front
- Walking Distance Of Town Centre, Railway Station And Hughenden Manor And Park
- In Need Of A Degree Of Updating And Improvement
- Ideal As A Large Family Home Or Conversion To HMO
- No Upper Chain, We Hold Keys For Early Viewing

The property is situated within walking distance of the town centre & close to a local bus route into High Wycombe with the Eden shopping centre, restaurants, a cinema, the mainline railway station & the Swan Theatre as well as an array of supermarkets. Situated adjacent to Hughenden Park, a designated area of Outstanding Natural Beauty with the historic Hughenden Manor, former home of Benjamin Disraeli. The M40 & M25 are in close proximity for easy access to the M25 motorway network.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



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This substantial, three bedroom, semi detached house offers over 2000 sq ft of versatile accommodation arranged across four floors, presenting an excellent opportunity for those seeking a spacious family home or a potential investment. The property features two generous reception rooms, providing ample space for both relaxation and entertaining, along with a large kitchen that is well suited to family living. In addition to the main bedrooms, there are two further loft rooms, offering flexibility for use as additional bedrooms, study spaces or hobby rooms. The house benefits from gas central heating to radiators and double glazed windows throughout, ensuring comfort and energy efficiency. On the lower ground floor, there is the potential for a self contained annexe with its own independent entrance and heating, ideal for multi generational living or as a rental opportunity. The property is further enhanced by a large rear garden and a separate outbuilding (perfect for conversion to a home office or gym, subject to any necessary consents). Off road driveway parking is available to the front, providing convenience for residents and visitors alike. Situated within walking distance of the town centre, railway station and the historic Hughenden Manor and Park, the location offers both excellent transport links and easy access to local amenities. The property is in need of a degree of updating and improvement, allowing buyers the chance to personalise and add value to their new home. With no upper chain and keys held for early viewing, this is an ideal opportunity for those looking for a large family residence or a conversion project such as an HMO (house in multiple occupation). Early inspection is highly recommended to fully appreciate the size, potential and prime location of this unique property.



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Approximate Gross Internal Area  
Lower Ground Floor = 42.2 sq m / 454 sq ft  
Ground Floor = 60.1 sq m / 647 sq ft  
First Floor = 39.6 sq m / 426 sq ft  
Second Floor = 34.2 sq m / 368 sq ft  
Outbuilding = 26.8 sq m / 288 sq ft  
Total = 202.9 sq m / 2,183 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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