



47 Shelburne Road, High Wycombe, HP12 3NQ

£465,000

47 Shelburne Road

High Wycombe

- A Traditional Bay Fronted Three Bedroom Semi Detached House
- Gas Central Heating To Radiators And Double Glazed Windows
- In Need Of Some Updating And Improvement
- Triple Length Garage/Carport Plus Additional Driveway Parking
- Highly Regarded Private Road In Popular Area Close To Junction M40 And Handy X Hub
- Long Level Rear Garden In Excess Of 100'
- Ideal For Extension And Enlargement (Subject To Planning)
- No Upper Chain, We Hold Keys

Located just over 1 mile south of the town close to large supermarkets, retail outlets, cinema and leisure centre. Ideally located for major transport links including Junction 4 M40 with access to London and the North. High Wycombe town centre is just a short drive/bus ride with its local amenities including the Eden shopping complex with its numerous shops, restaurants, cinema and bowling complex. Wycombe Swan Theatre hosts a range of shows, concerts, pantomimes and household named comedians. The mainline train station in town offers fast, regular services to London Marylebone in 25 mins and trains to Oxford and Birmingham.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



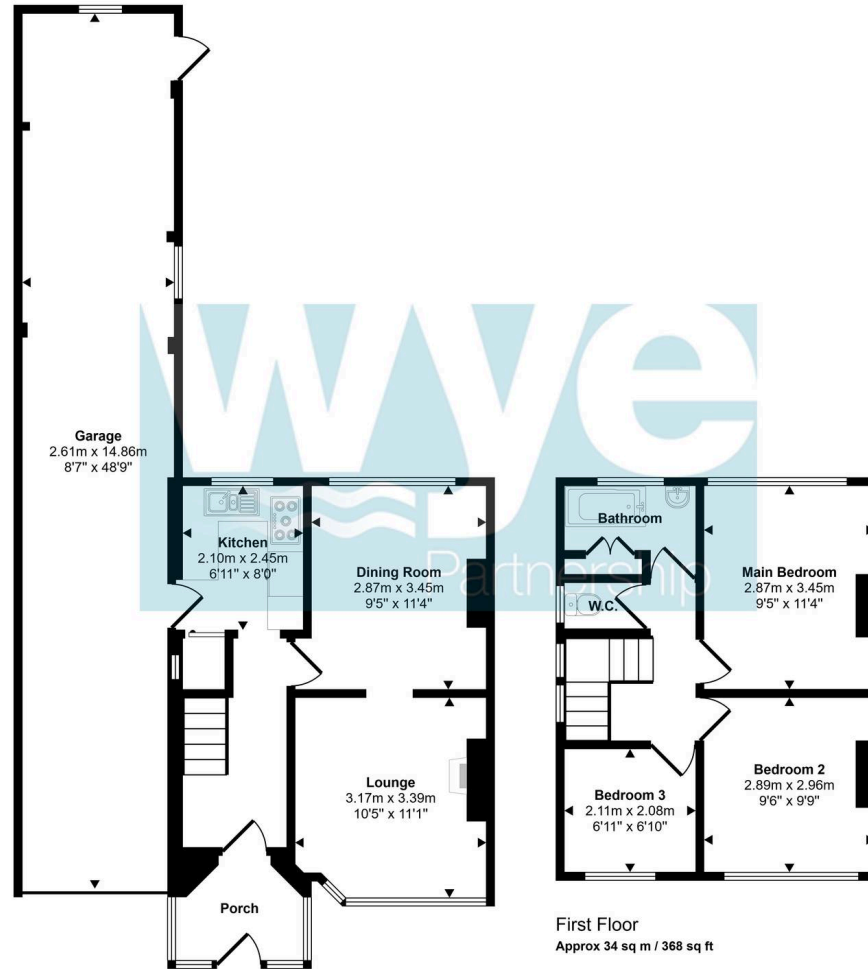
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A traditional bay fronted three bedroom semi detached house, situated on a highly regarded private road in a popular area close to Junction M40 and the Handy X Hub. This property offers excellent potential for extension and enlargement (subject to planning which previously has been approved), making it an ideal opportunity for those looking to create their perfect family home. The accommodation features gas central heating to radiators and double glazed windows, ensuring comfort and energy efficiency. While the house is in need of some updating and improvement, it provides a blank canvas for personalisation. The property benefits from a triple length garage/carport, plus additional driveway parking, providing ample space for multiple vehicles and a long level rear garden. Offered with no upper chain and with keys held for immediate viewing. Early viewing is highly recommended to appreciate the scope and potential on offer in this sought after location.



Approx Gross Internal Area
112 sq m / 1203 sq ft



Ground Floor
Approx 78 sq m / 835 sq ft

First Floor
Approx 34 sq m / 368 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Wye Partnership High Wycombe

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