



31 Challener Road, High Wycombe, HP12 4PW
£390,000

31 Challenger Road

High Wycombe

- Extended Semi-Detached House
- Entrance Hall, Cloakroom
- Kitchen/Breakfast Room, Large Living Room
- Three Bedrooms, Bathroom,
- Double Glazing, Gas Radiators, Gardens, Garage
- South Of High Wycombe, Convenient for M40 J4

Situated just a stones throw from major stores such as Asda, John Lewis and Next, as well as having various restaurants, leisure facilities and convenience stores close by. The town centre is approximately 2 miles in distance and easily accessible. Junction 4 of the M40 is less than half a mile away and there is a mainline rail link from High Wycombe train station into London, Birmingham and Oxford. Booker Common and surrounding countryside are within a few minutes walk.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



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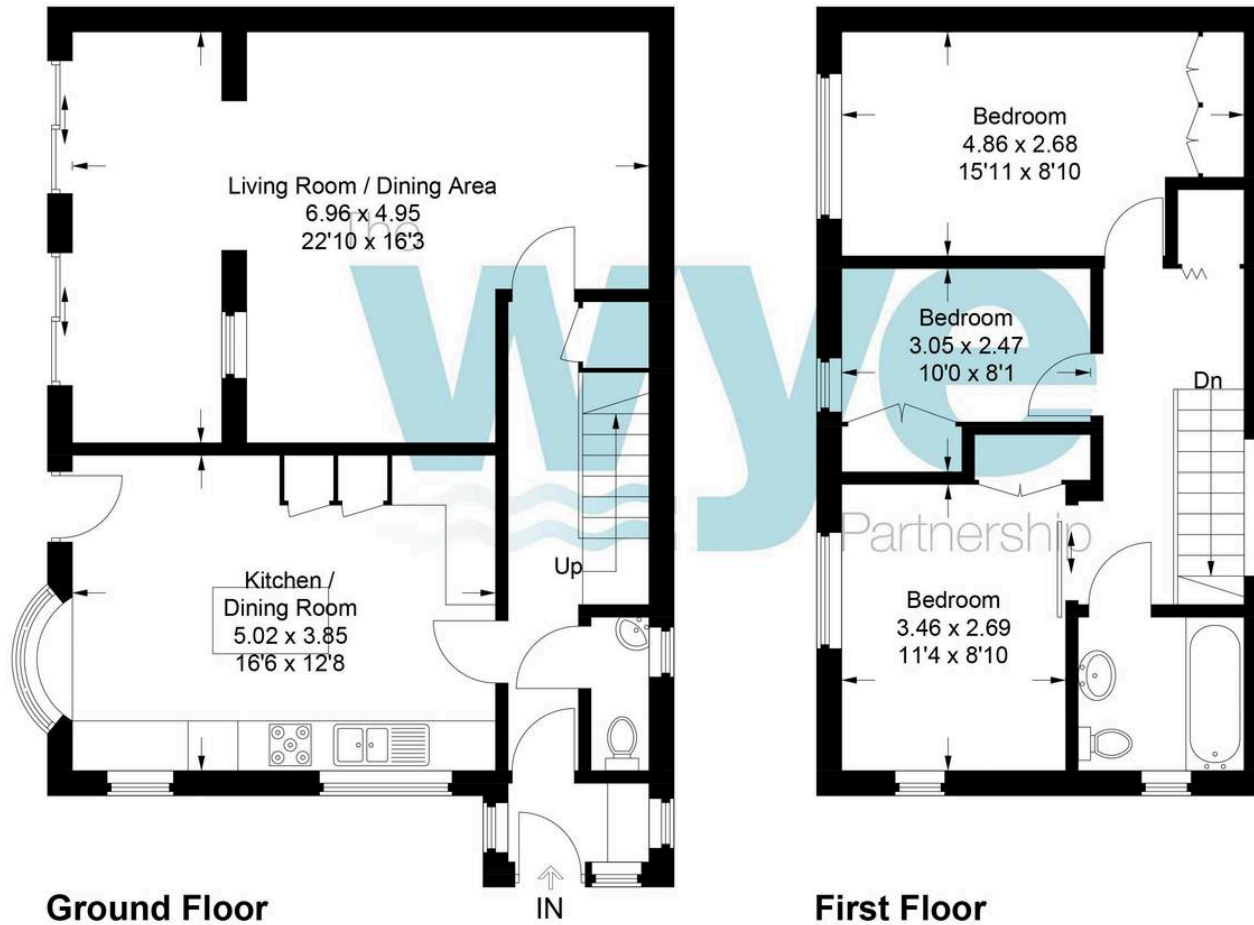
High Wycombe

This extended three-bedroom semi-detached house is ideally located to the South of High Wycombe, offering convenient access to M40 Junction 4 and local amenities. Upon entering the property, you are welcomed by a spacious entrance hall and a useful cloakroom. The ground floor features a generous living room that provides ample space for both relaxation and entertaining, as well as a thoughtfully designed kitchen/breakfast room (perfect for family meals or casual dining). Upstairs, there are three bedrooms and a family bathroom, making the home suitable for both families and professionals. The property benefits from double glazing throughout and efficient gas radiator heating, ensuring comfort and energy efficiency all year round. Additional features include a garage, providing valuable storage or secure parking and an enclosed garden.



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Approximate Gross Internal Area
Ground Floor = 64.5 sq m / 694 sq ft
First Floor = 43.2 sq m / 465 sq ft
Total = 107.7 sq m / 1,159 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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