



21 Shelburne Road

High Wycombe

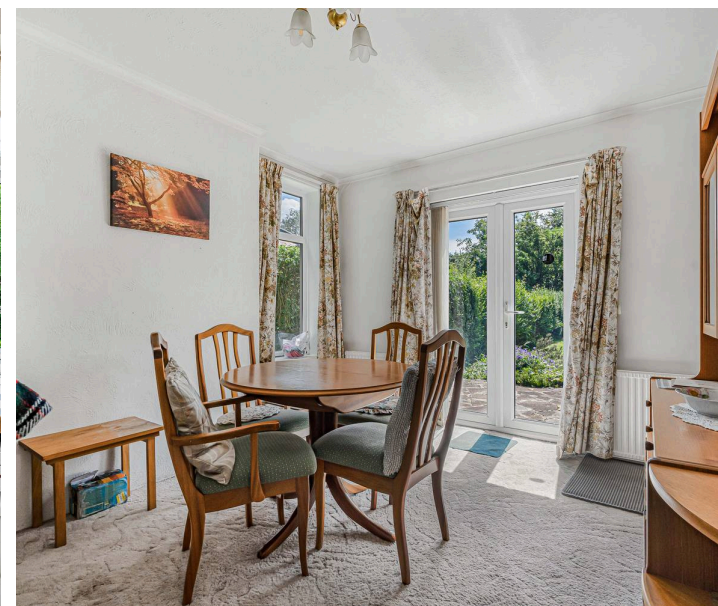
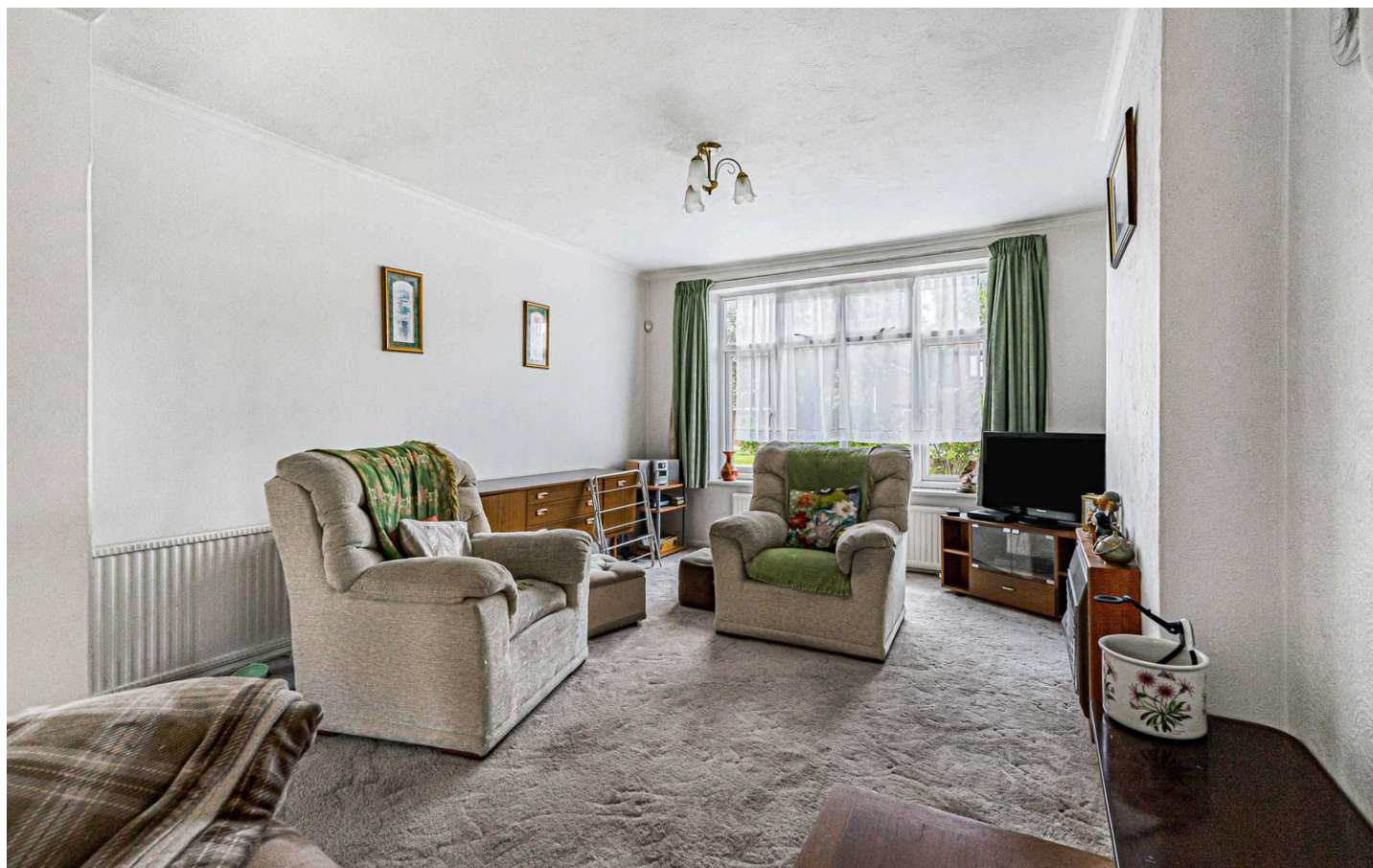
- A Traditional Detached Family Home In A Private Road Location
- Excellent Opportunity For Extending Subject To Planning Permission
- Open Plan Living/Dining Room, Kitchen
- Three Bedrooms, Bathroom With Separate W.C
- Gas Central Heating, Double Glazing
- Garage Plus Driveway Parking, Large Level Gardens
- Walking Distance Of Popular Schools And Local Amenities
- Easy Reach Of M40 Motorway And Transport Links
- Available With No Onward Chain

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: E

Tenure: Freehold

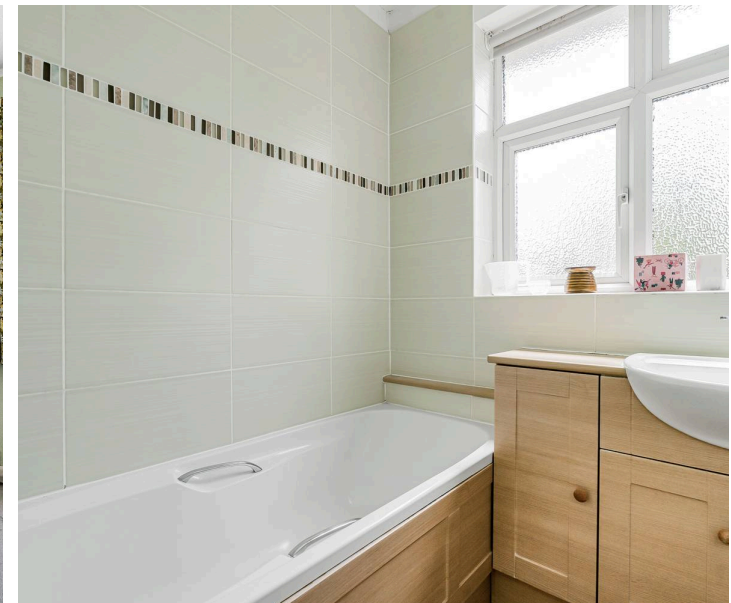
EPC Energy Efficiency Rating: D



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This traditional three bedroom detached family home is situated in a sought-after private road, offering a fantastic opportunity for those seeking a property with potential to extend (subject to planning permission). The spacious interior features an open plan living and dining room, a well-appointed kitchen, three generously sized bedrooms, and a bathroom with a separate W.C. Modern comforts include gas central heating and double glazing throughout. Additional benefits comprise a garage, driveway parking, and the convenience of being within walking distance of popular schools (including Grammar Schools for boys and girls) and local amenities. The property is also ideally positioned for easy access to the M40 motorway and excellent transport links. Available with no onward chain, this home presents a rare chance to secure a versatile and well-located residence in a desirable area.

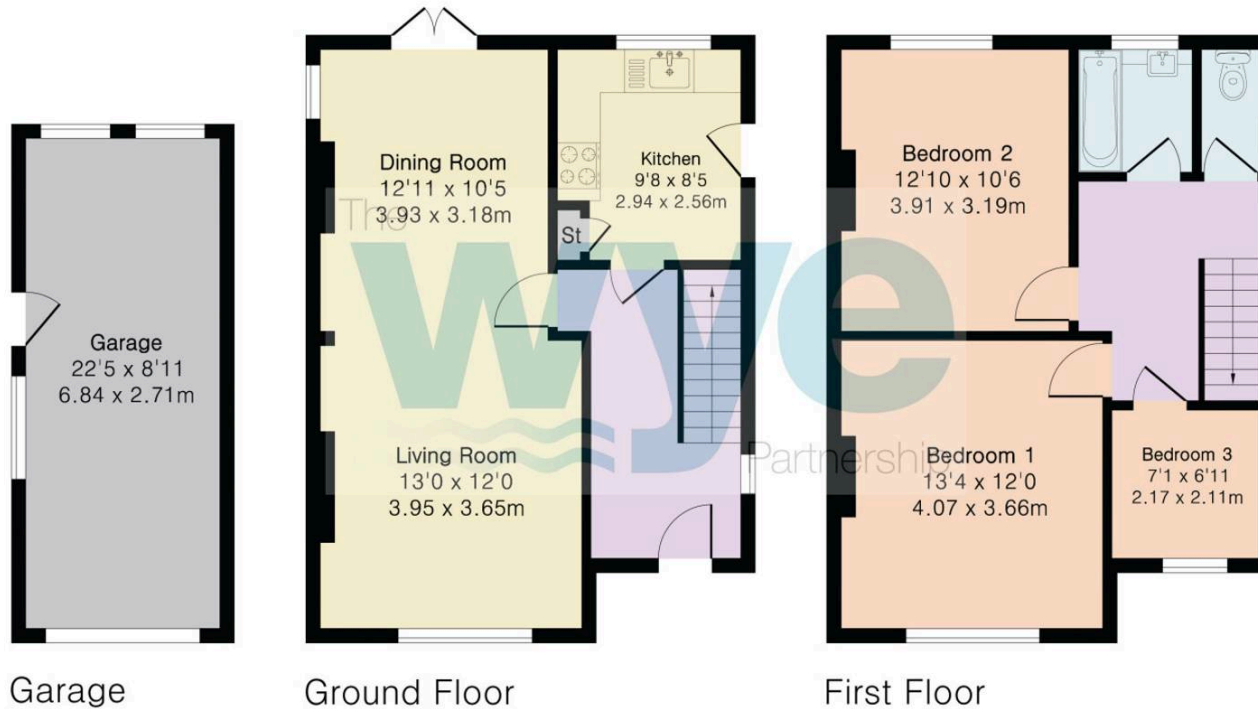


**Approximate Gross Internal Area 974 sq ft - 90 sq m
(Excluding Garage)**

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 487 sq ft – 45 sq m

Garage Area 200 sq ft – 19 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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