



41 The Crescent, High Wycombe, HP13 6JP  
£425,000

# 41 The Crescent

High Wycombe

- Spacious Detached Bungalow in Highly Sought After Location
- General Modernisation and Updating Required - Vacant Possession
- Good Size Lounge, Kitchen & Conservatory
- Two Double Bedrooms, Bathroom
- Good Size Level Garden and Ample Off Street Driveway Parking
- Double Glazing and Gas Central Heating
- Ample Scope for Improvement and Enlargement (STPP)

Situated in a popular residential location known as 'The Drives' which is on the North East side of High Wycombe, approximately 1 mile from the town centre and railway station. There are local shops which provide for most day to day needs, a doctors surgery and highly regarded schools close by. There is a regular bus route also running very close by with regular buses in to the town centre which offers a wide selection of shopping facilities, hospitality venues and a mainline rail link to London and the North.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D



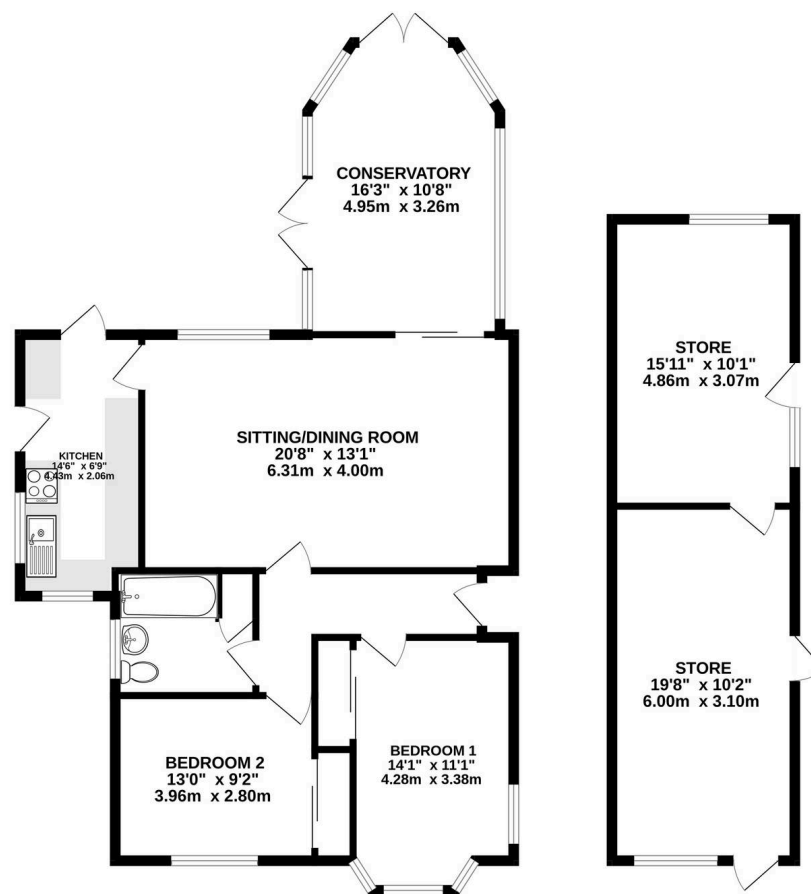
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This spacious detached bungalow is located in a highly sought after area and offers an excellent opportunity for those seeking a property with ample scope for improvement and enlargement (subject to planning permission). The property is offered with vacant possession and requires general modernisation and updating, making it an ideal project for buyers wishing to create a home tailored to their own tastes. The accommodation comprises a generous lounge, a well-proportioned kitchen, and a bright conservatory that provides additional living space. There are two double bedrooms and a bathroom, all of which offer comfortable proportions. The property benefits from double glazing and gas central heating and further features include ample off street driveway parking and a good size level rear garden. This bungalow represents a rare opportunity to acquire a home in a desirable location with significant potential to add value. Early viewing is highly recommended to appreciate the size and possibilities that this property presents.



GROUND FLOOR  
1274 sq.ft. (118.4 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# The Wye Partnership High Wycombe

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