



95 Westover Road

High Wycombe

- A Traditional Bay-Fronted Semi-Detached House
- Excellent Scope With Potential For Extension Subject To Planning Permission
- Living Room, Separate Dining Room, Kitchen And Utility Room
- Three Bedrooms, Shower Room
- Gas Heating, Double Glazing
- Double Garage Plus Driveway Parking And Corner Plot Gardens
- Close To Local Amenities, Popular Schooling And Downley Common
- Available With No Onward Chain

A short walk to Downley Village, close to 'The Common' local shops, public houses and highly regarded schools. Convenient also for High Wycombe town centre and a whole host of amenities to include; mainline railway station (with 25-minute trains to London), large supermarkets, department stores, restaurants, hospital, cinema and bowling alley. The renowned Hughenden Park, Hughenden Manor and the National Trust village of West Wycombe are all close by

Council Tax band: D

EPC Energy Efficiency Rating: D



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This traditional bay-fronted semi-detached house offers an excellent opportunity for buyers seeking a spacious three bedroom home with significant potential for extension (subject to planning permission). The well-proportioned accommodation includes a welcoming living room, a separate dining room, a fitted kitchen and a useful utility room. Upstairs, there are three good-sized bedrooms and a modern shower room. The property benefits from gas heating and double glazing throughout. Outside a double garage and driveway parking, offer ample space for vehicles and storage. Situated in a sought-after location close to local amenities, popular schooling and the open spaces of Downley Common, this property is ideally positioned for convenience and lifestyle. Available with no onward chain, this home presents a rare opportunity to acquire a property with both character and scope for further improvement.

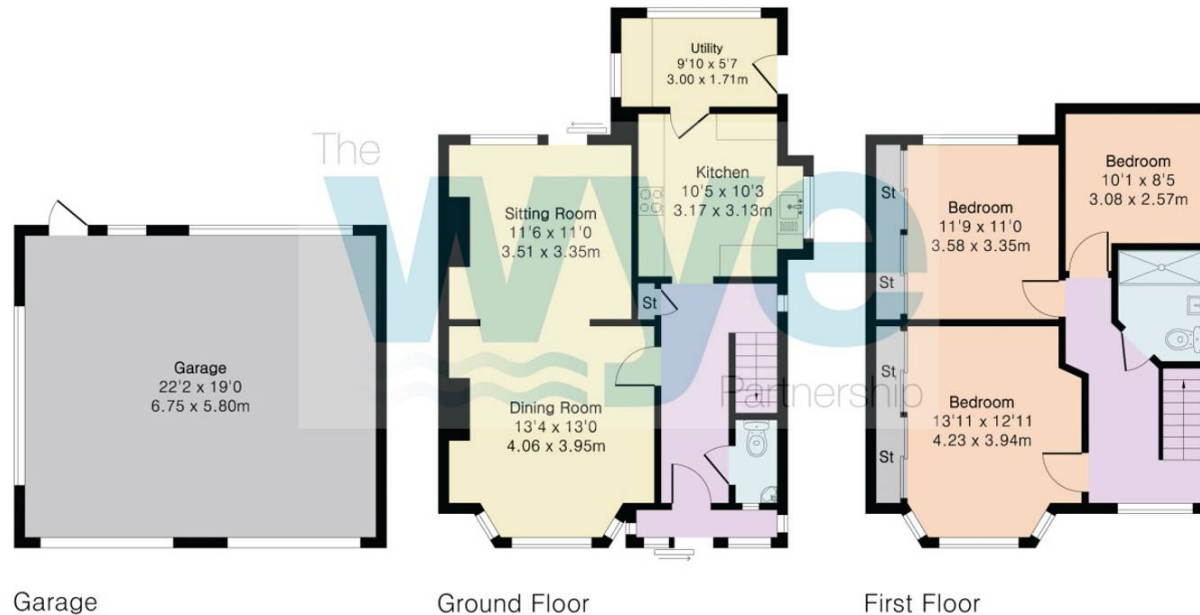


**Approximate Gross Internal Area 1092 sq ft - 102 sq m
(Excluding Garage)**

Ground Floor Area 591 sq ft – 55 sq m

First Floor Area 501 sq ft – 47 sq m

Garage Area 421 sq ft – 39 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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