



75 Hamilton Road, High Wycombe - HP13 5BH

Guide Price £600,000

**TR** TIM RUSS  
& Company



**To be sold by online auction (unconditional) on Thursday 27th August 2026 with a 6 WEEK COMPLETION, bidding will open at 10.00am.**

**Tenure** - Freehold with vacant possession

**Ground rent and service charge** - Please see legal pack for further details.

**EPC rating** - E / **Council tax band** - F

#### **Additional fees**

A buyers charge of £1,650 including VAT is payable to First For Auctions on each lot that you buy, in addition to the sale price. Please be aware there may be other additional fees, including disbursements contained in the legal pack payable on completion. Please ensure that you check the legal pack for each lot that you are interested in, prior to bidding.

#### **Deposit**

If you are the highest bidder when the auction ends, contracts are exchanged between you and the seller. Both parties are legally bound to complete the transaction as per the special conditions in the legal pack. Your card will be automatically debited for the bidder security amount of £6,000 and we'll require the remaining balance for a 10% non-refundable deposit. We will contact you after the auction has finished to make these arrangements.

#### **Pre-auction offers**

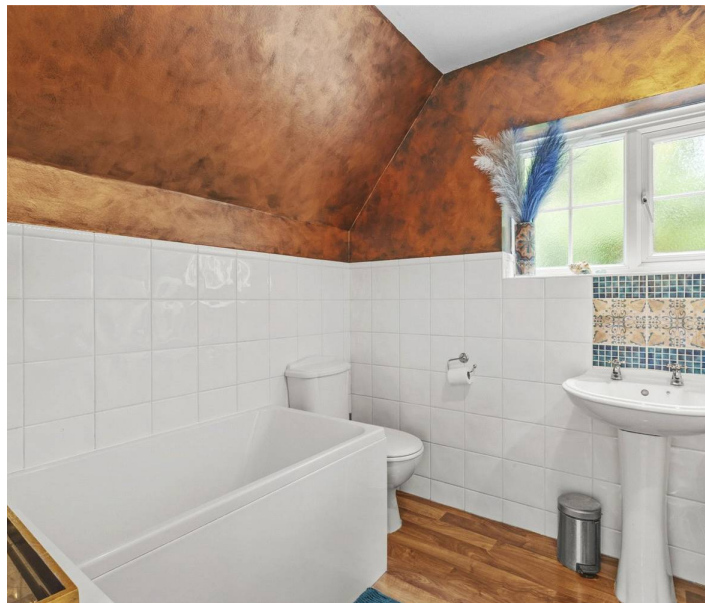
These must be made in writing and will only be considered if the Legal Pack has been inspected and proof of funding has been supplied to the auctioneers. Pre-auction offers are only considered on an auction basis in accordance with the "Terms & Conditions - Unconditional Auction".

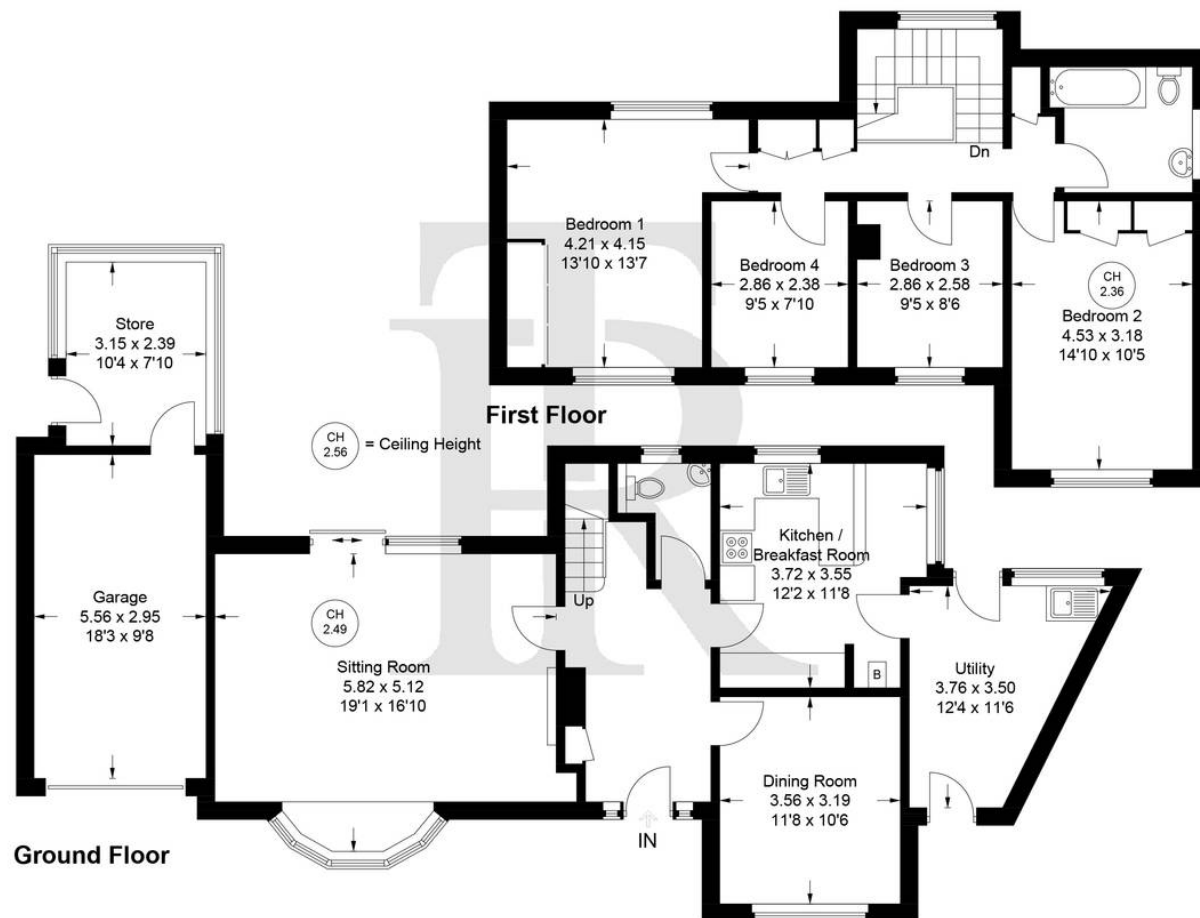


Situated on the sought-after Hamilton Road in High Wycombe, this substantial four-bedroom detached home presents an outstanding opportunity for owner-occupiers, developers and investors alike. Extending to approximately 1,769 sq ft, the property offers generous and versatile accommodation including a spacious sitting room, separate dining room, kitchen/breakfast room, utility room, four well-proportioned bedrooms, family bathroom, garage and additional store, providing an ideal foundation for modern family living. The property previously had planning permission granted for demolition of the existing single garage and erection of new one and a half width garage with study which has since expired. Hamilton Road is ideally positioned within easy reach of High Wycombe town centre, offering an extensive range of shops, restaurants, cafés and leisure facilities, together with the Eden Shopping Centre. The property is ideally situated for families, with a range of well-regarded primary and secondary schools nearby, including the highly regarded Wycombe High School and The Royal Grammar School, as well as the prestigious independent schools Wycombe Abbey and Godstowe as well as access to nearby parks and open countryside. The location is particularly attractive to commuters, with High Wycombe railway station approximately 1 mile away, providing regular direct services to London Marylebone in around 30 minutes. Excellent road links via the A404, M40 and A40 further enhance connectivity across Buckinghamshire and the South East.

From an investment perspective, the property's generous layout offers potential for a high-quality family rental or, subject to any necessary consents and licensing requirements, a house in multiple occupation (HMO), making it an appealing proposition for landlords seeking strong long-term rental demand.

Please note: A portion of the rear garden has been sold separately for development. At the time the marketing photographs were taken, the new boundary fence had not yet been erected. Accordingly, the extent of the garden included in the sale is indicated by the red line shown on the photographs contained within the marketing particulars.





## 75 Hamilton Road, HP13 5BH

Approximate Gross Internal Area

Ground Floor = 77.8 sq m / 837 sq ft

First Floor = 62.2 sq m / 669 sq ft

Garage / Store = 24.4 sq m / 263 sq ft

Total = 164.4 sq m / 1769 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes. Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them. For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.