



54 Shelley Road

High Wycombe

- Well Kept Three Bedroom Detached Family Home
- Potential To Extend Subject To The Normal Planning Permissions
- Living Room, Dining Room, kitchen, Utility Room
- Master Bedroom With Balcony Plus Two Further Bedrooms, Bathroom Separate WC
- Gas Central Heating, Double Glazing
- Garage Plus Driveway Parking
- Good Size Established Rear Gardens
- Popular Location Close To Town Centre Amenities And Grammar Schools

Situated in a sought-after residential location within walking distance of the town centre with a wide array of shopping facilities and mainline rail link to London Marylebone, Oxford and Birmingham. Access to to M40 at Junction 4 is less than a mile away as is the Handy Cross Hub, Cinema Complex and Major Supermarkets. Wycombe High for Girls and John Hampden Grammar for Boys is just a short walk from the property.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E



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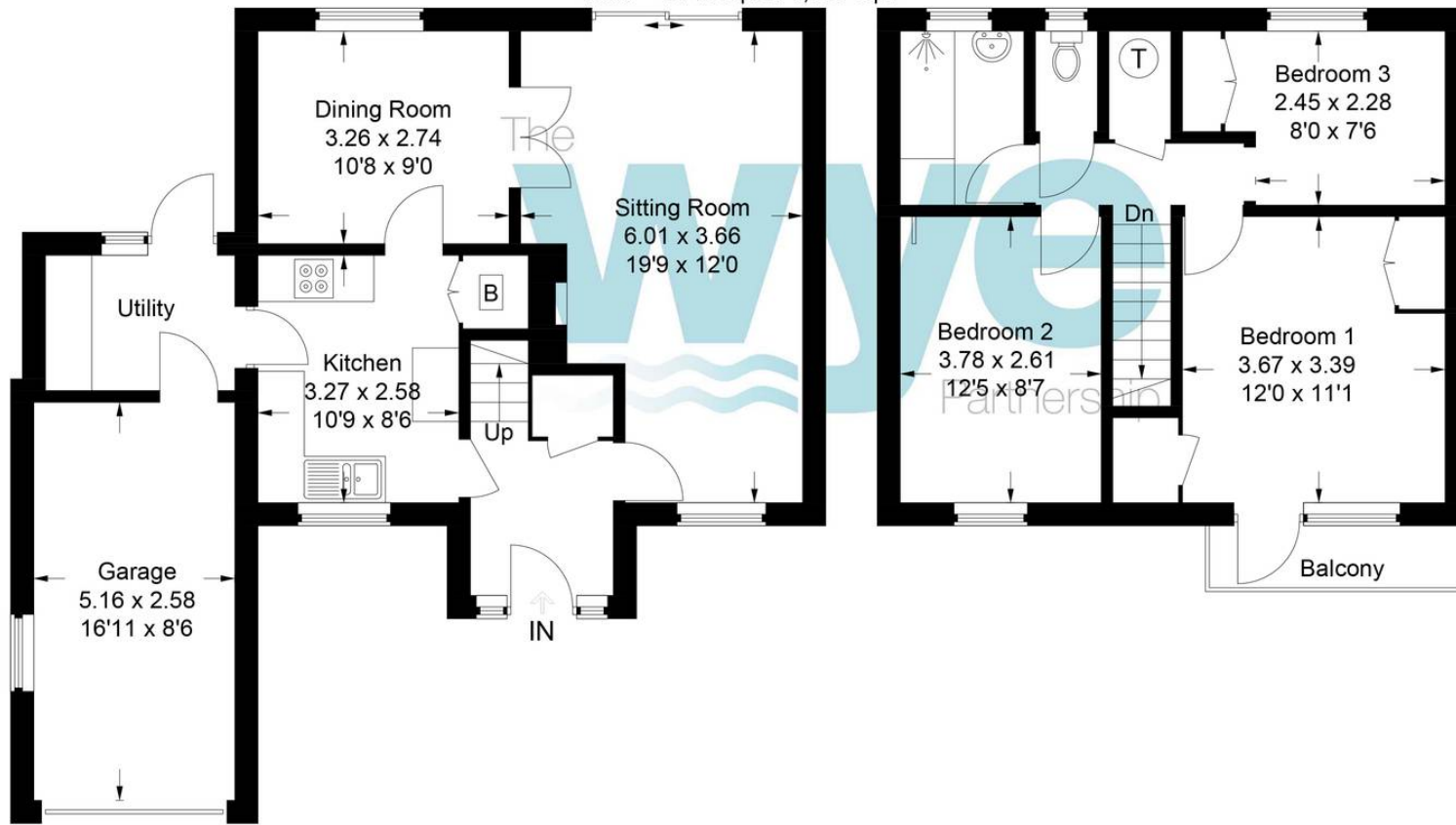
High Wycombe

This well-kept three-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. The ground floor features a bright living room, a separate dining room, a well-appointed kitchen, and a practical utility room, providing ample space for daily routines and entertaining. Upstairs, the master bedroom benefits from a private balcony, while two further bedrooms, a family bathroom, and a separate WC complete the first floor. The property is equipped with gas central heating and double glazing. With a garage and driveway parking, convenience is assured for multiple vehicles. There is also potential to extend the property (subject to the normal planning permissions), allowing buyers to tailor the home to their needs. Located in a popular area close to town centre amenities and highly regarded grammar schools, this property combines a desirable setting with excellent access to transport links, shopping, and educational facilities. This is a fantastic opportunity to secure a detached family home in a sought-after location, offering both immediate comfort and future potential. Early viewing is highly recommended to appreciate the accommodation and potential on offer.



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Approximate Gross Internal Area
Ground Floor = 64.8 sq m / 697 sq ft
First Floor = 43.1 sq m / 464 sq ft
(Including Garage)
Total = 107.9 sq m / 1,161 sq ft



Ground Floor

First Floor

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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