



FORD & PARTNERS

— ESTATE AGENTS —

Bowerdean Road High Wycombe HP13 6XW



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Guide price £325,000

Renovation Opportunity – Three-Bedroom Semi-Detached Home Close to Town Centre

An excellent opportunity to acquire a three-bedroom semi-detached home offering great potential for modernisation and future extension (STPP). Ideally positioned within easy reach of High Wycombe Town Centre, this property is being sold with no onward chain.

Description

The accommodation comprises a spacious sitting room, a kitchen/diner, three well-proportioned bedrooms, and a modern shower room. Additional benefits include gas central heating, double glazing, and driveway parking for two vehicles.

The west-facing rear garden is generous in size, measuring in excess of 100 feet, mainly laid to lawn with a concrete patio area.

Situation

Conveniently located within walking distance of High Wycombe's shops, bars, restaurants, and the Eden Centre, the property also offers excellent transport links, with the M40 (Junction 4) nearby and High Wycombe train station just a short walk away, providing easy access into London.



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Approximate Gross Internal Area
Ground Floor = 596 sq ft / 55.4 sq m
(Including Lean To)
First Floor = 381 sq ft / 35.4 sq m
Total = 977 sq ft / 90.8 sq m

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Ground Floor

First Floor

Floor Plan produced for Ford & Partners by Media Arcade ©.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	66	80
England & Wales		EU Directive 2002/91/EC