



**Keegan White**  
ESTATE AGENTS

67 Roberts Road | £395,000



## Features

- Ideal for DIY and Investors
- Town Centre and Station
- Close to Hamilton Academy School
- Four Bedrooms
- Two Reception Rooms
- Serviced Boiler

The front door opens into the hallway with stairs rising to the first floor and an understairs storage cupboard. To the front is the living room with a bay window to front. There is a central snug with window to side and a doorway leading to the rear kitchen that has basic fittings and the boiler that is annually serviced. To the rear is the dining room with windows overlooking the back garden. To the first floor landing there is a loft hatch and access to all four bedrooms and the family bathroom. Externally, there is driveway

parking to the front and a side gate leading to the rear. There are a few steps that lead down to the back garden that has a large lawn and some storage cupboards below the house.

Given that the size, layout, location and that the property is in need of a full refurbishment, it will be of interest to DIY enthusiasts looking for a new home, as well as HMO and other property investors.

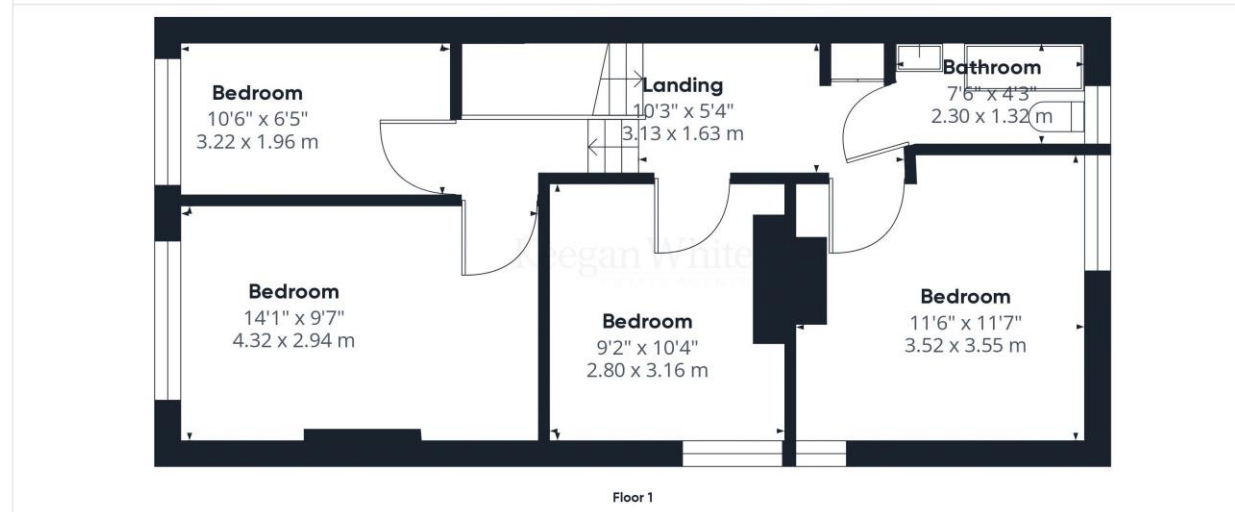
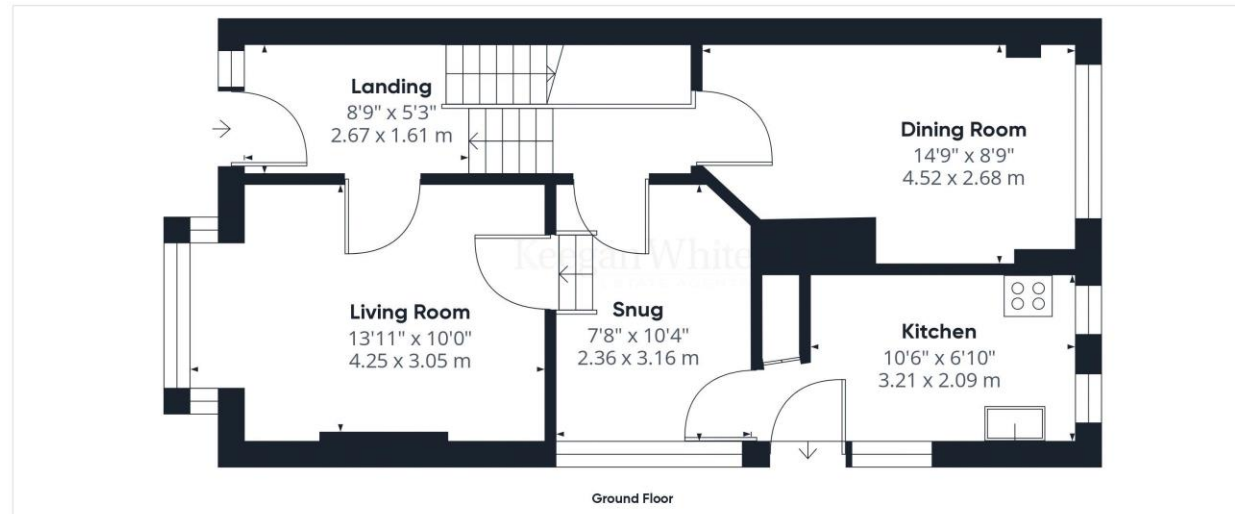


Roberts Road is conveniently located to take advantage of all the town centre amenities, and is within walking distance of the railway station and Bucks New University. High Wycombe remains a vibrant market town, with Eden a huge central retail and entertainment complex, a large array of schools, the extensive Wycombe Sports and Leisure Centre, and the Swan Theatre to name a few. People relocate to the area for the commuting benefits as well as for schooling, and Roberts Road is within a short walk of Hamilton Academy, and the Royal Grammar School. Similarly, the mainline railway station that provides

regular and reliable services to London Marylebone in under half an hour is within a short walk. High Wycombe is also excellent for road commuters, being in close proximity to Junctions 3 & 4 of the M40 motorway, with access to the M25 about seven miles away and Heathrow Airport just beyond.

Additional Information:  
Council Tax Band: C  
Energy Performance Rating: TBA





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Approximate total area<sup>(1)</sup>  
1046.07 ft<sup>2</sup>  
97.18 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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