



Keegan White
ESTATE AGENTS

25 Hampden Road | £400,000

25 Hampden Road | High Wycombe | HP13 6SZ

- NO ONWARD CHAIN
- Full Refurbishment Required Throughout
- Three Bedroom Detached House
- Walking Distance to Town Centre and Station
- Driveway Parking and Garage
- Ground Floor Cloakroom
- Large Westerly Facing Garden

The front door is approached via the driveway and footpath and opens into an entrance hallway with doors to the ground floor cloakroom, sitting room and kitchen which links through to the dining room. The sitting room has a feature fireplace and patio doors onto the rear garden. The kitchen includes a window overlooking the front of the home and a door leading to the side of the property giving access to the front and rear gardens. To the first floor are two double bedrooms, a single bedroom and a bathroom. Externally there is a garden to the front with well established planting, a driveway leading to a garage with up and over door and door into the rear garden. The rear garden is large with a westerly aspect and includes a mix of lawn, shrubs and trees and access to a storage cupboard beneath the property, and door to the garage.

N.B. This property is in need of full refurbishment throughout and we believe that in its present condition it would not be suitable for a residential mortgage and would need to be purchased using cash funds or commercial finance. A full viewing and survey should be undertaken of the home to access the necessary works required.

Located just to the north of the town's centre, Hampden Road has always been one of the most sought after streets for those looking to be within walking distance of the Royal Grammar School, the town centre and the railway station that provides a service to London Marylebone in under 30 minutes. Its location is convenient for the amenities in the town centre which is within walking distance. These include The Eden Shopping Centre, Swan theatre and plenty of cafes and restaurants.

Property information (to be verified by a solicitor)

Council Tax Band: E

EPC Rating: F (33)



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