

A two-story brick house with a dark tiled roof. The house has a blue garage door on the left and a white front door on the right. A large red Japanese maple tree is in the front garden. The house is surrounded by greenery and a black fence is visible on the left.

**9 Hepplewhite Close, High Wycombe, Buckinghamshire, HP13 6BZ - £389,950**



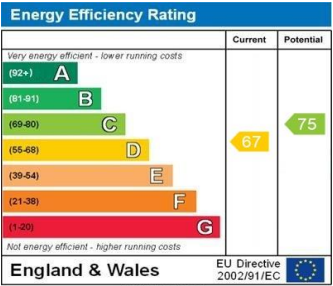
*Spacious semi detached home in cul-de-sac location, requiring general updating but with great scope to incorporate basement rooms*

| Semi Detached Home With Fantastic Scope For Improvement | Popular Residential Location | General Modernisation and Updating Required | Porch | Living Room with Stairs to Upper and Lower Floors | Dining Room | Kitchen | Basement Rooms | Three First Floor Bedrooms | Bathroom | Double Glazing | Gas Central Heating | Integral Garage and Driveway | Enclosed Gardens | No Onward Chain | Viewing Recommended |

Situated in a popular and convenient residential location on the North East side of High Wycombe, a deceptively spacious semi detached home which requires general modernisation and updating which has useful basement rooms (utility and storage room) spreading accommodation over three floors, providing fantastic potential. There are three bedrooms and a bathroom on the first floor, two reception rooms and a kitchen on the ground floor, an integral garage with driveway and enclosed gardens to the rear. No onward chain, viewing recommended.

**Price... £389,950**

*Freehold*





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### LOCATION

Situated just over a mile and a half from the town centre in a predominantly residential area, with a small selection of shops close by which cater for most day-to-day needs. The town centre is easily accessible and offers a wide range of shopping/retail facilities as well as hospitality venues including restaurants and bars and a mainline railway station with connections to London & Birmingham.

### DIRECTIONS

From our office in Crendon Street, ascend the hill continuing into Amersham Hill and onto Amersham Road. On reaching the second set of traffic lights after the Grammar School, turn right into Arnison Avenue, descend the hill and take the third turn on the right into Mayhew Crescent, pass round the left-hand bend and take the second turn on the right into Hepplewhite Close. The property is on the left-hand side.

### ADDITIONAL INFORMATION

#### COUNCIL TAX

Band D

#### EPC RATING

D

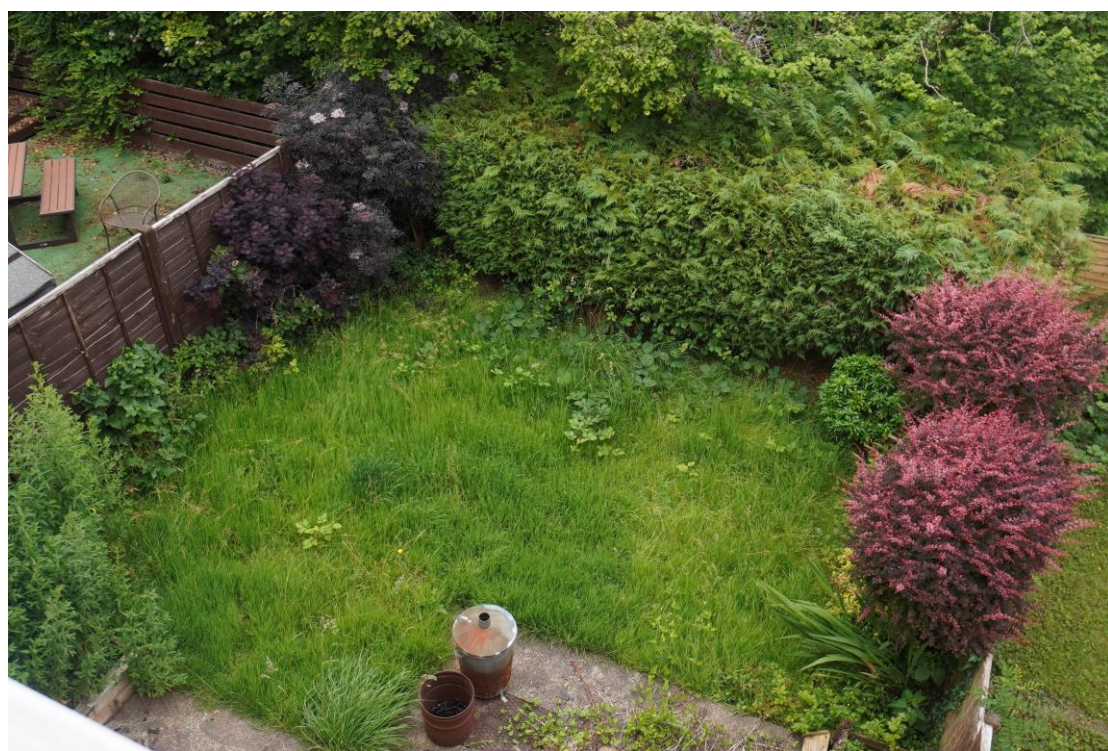
#### MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

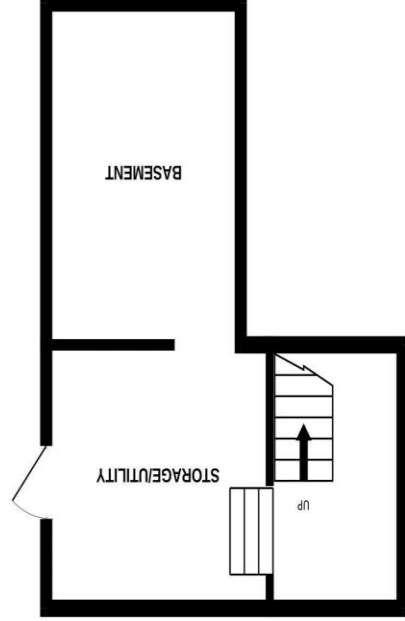
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*Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements of representation of fact and do not constitute any part of an offer or contract.*

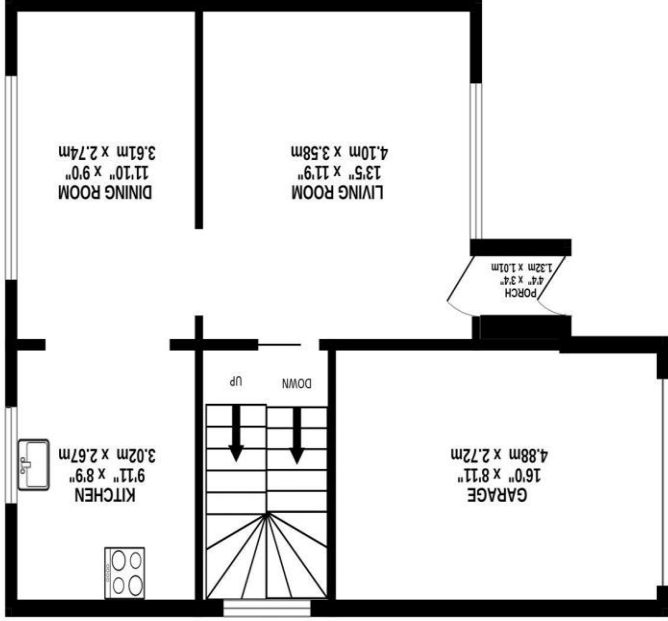
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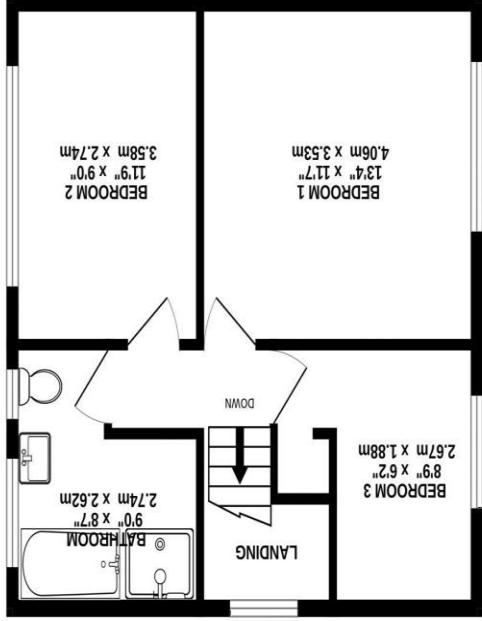
BASEMENT



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1203sq.ft. (111.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE

01494 451 300

wycombe@wyeres.co.uk

wyeres.co.uk