



21 Colborne Road, High Wycombe, Buckinghamshire, HP13 6XZ - Offers in Excess of £425,000

We are delighted to offer for sale this much improved bay fronted three-bedroom semi located in a quiet cul-de-sac location within walking distance of the town and railway station.

Covered Porch | Entrance Hall | Large Open Plan Lounge/Dining Room | Modern Fitted Kitchen | Ground Floor Cloakroom | First Floor Landing | Three Good Size Bedrooms | Modern Refitted Family Bathroom | Gas Central Heating To Radiators | New Boiler Installed In 2025 | Double Glazed Windows And Doors | Far Reaching Over The Valley From All Rear Facing Windows | Enclosed Rear Garden With Seating And Dining Area | Driveway To Front For Two Cars | Cul De Sac Location | 25 Minute Walk To Railway Station | Good Order Throughout | Much Improved |

We are delighted to offer for sale this much improved, bay fronted, three-bedroom semi detached property located in a quiet cul-de-sac location within walking distance of the town and railway station. This well-presented family home offers gas central heating to radiators via a boiler replaced in 2025, double glazed windows, good size lounge/dining room, modern fitted kitchen, ground floor cloakroom, landing with access to fully boarded loft space and three good size bedrooms on the first floor, with a modern refitted family bathroom. Externally the property has a lovely enclosed rear garden, a seating area that leads to an area of lawn, and a driveway to the front providing off-road parking for two cars. We advise early viewing of this lovely family home.

Price... Offers in Excess of £425,000

Freehold

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92+)	
A	
(81-91)	86
B	
(69-80)	
C	
(55-68)	62
D	
(39-54)	
E	
(21-38)	
F	
(1-20)	
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
www.epc4u.com	



LOCATION

Situated just over one mile North of High Wycombe centre with local shops within a 5-minute walk. Regular buses are close by running regularly to town centre and station. With 25-minute trains to London Marylebone and direct services to Birmingham and Oxford. The town offers comprehensive shopping with a library, theatre amongst its many facilities. M40 accesses to junctions 3 and 4 are within a 10-minute drive. There are a number of green spaces and parks close by including the 'The Rye' with its attractions including a Lido, playgrounds and riverside cafe with boats for hire.

DIRECTIONS

From our office in Crendon Street ascend the hill and take the first right after the railway station into Totteridge Road. Continue along Totteridge Road to the traffic lights and turn left into Bowerdean Road. Continue along Bowerdean Road and over the roundabout to take the first turning right into Hillview Road. Ascend the hill and turn right into Colborne Road where the property can be found towards the end of the cul-de-sac on the right-hand side.

ADDITIONAL INFORMATION

COUNCIL TAX

Band C

EPC RATING

D

MORTGAGE

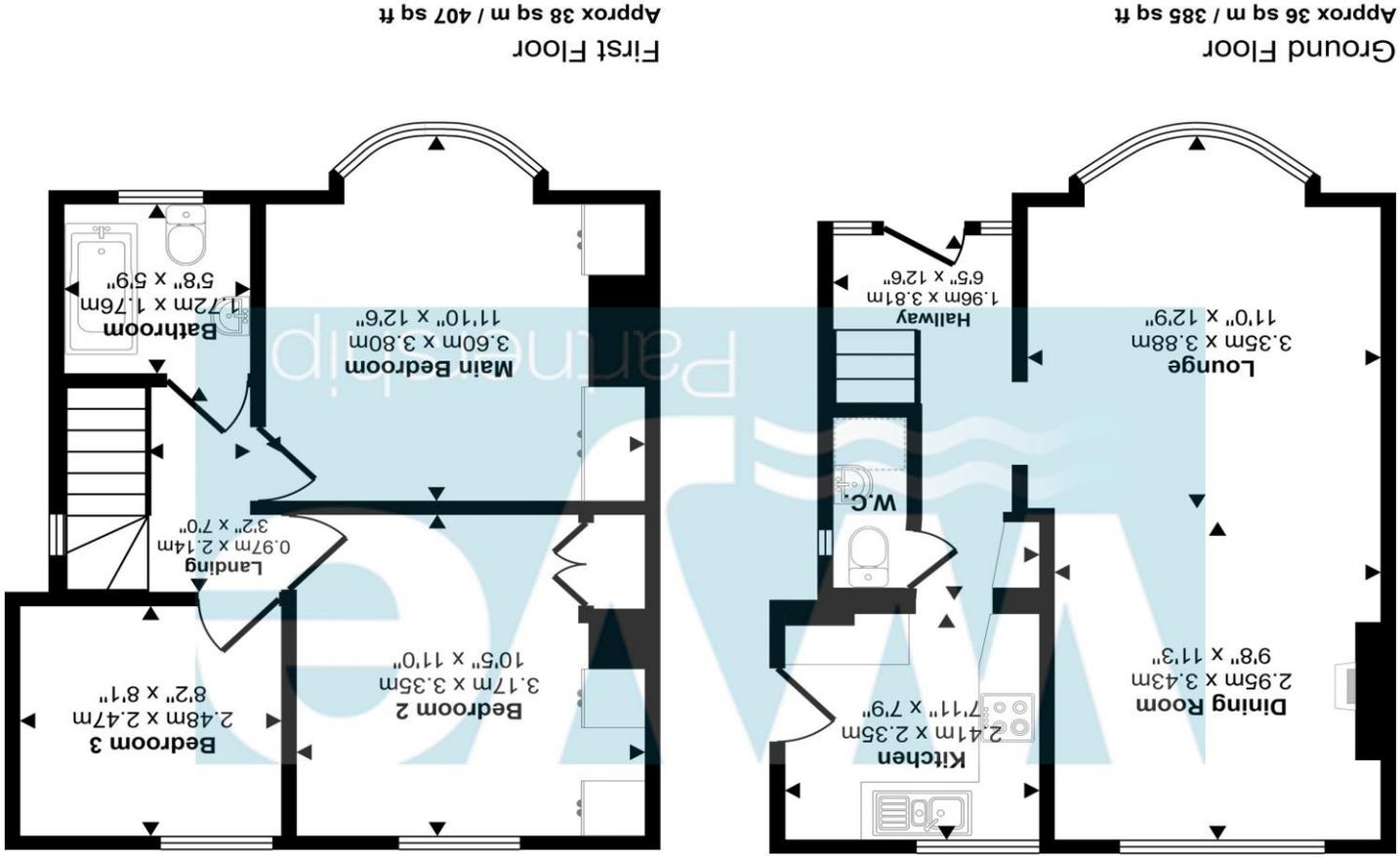
Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

☐ Denotes head height below 1.5m



Approx Gross Internal Area
74 sq m / 792 sq ft