



66 Arnison Avenue, High Wycombe, Buckinghamshire, HP13 6DB - £450,000

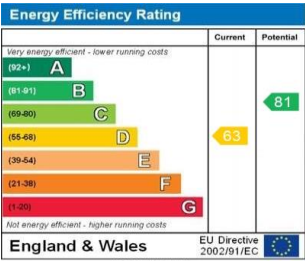
We are pleased to offer for sale this large, extended four-bedroom semi detached house located in a popular road to the North of High Wycombe town centre.

Front Door | Entrance Hall | Family Room | Large Lounge/Dining Room | Good Size Kitchen | Utility Room | Ground Floor Shower Room | First Floor Landing | Three Bedrooms | Family Bathroom | Master Bedroom | Ensuite Shower Room | Enclosed Rear Garden | Ample Driveway Off-Road Parking | Approaching 1500 Sq Ft Of Accommodation | Gas Central Heating To Radiators | Double Glazed Windows | Popular North Side Location | In Need Of Updating And Improvement | Sold With No Upper Chain |

We are pleased to offer for sale this large, extended, four-bedroom semi detached house located in a popular road to the North of High Wycombe town centre. In need of some updating and improvement, the property offers close to 1500 sq ft of flexible accommodation. Heated by gas central heating with double glazed windows, the property briefly comprises; entrance hall, dining room, large double length lounge, kitchen, utility room, ground floor shower, three first floor bedrooms with family bathroom and stairs leading to the master bedroom with en-suite shower room. The rear garden is enclosed with a raised area and there is ample driveway parking for several cars. To be sold with no upper chain early viewing is advised. See Agents Note.

Price... £450,000

Freehold



LOCATION

Situated just 1.2 miles to the north of town. Local shops are close to hand as are buses to High Wycombe centre which provides comprehensive shopping facilities and 23-minute London trains as well as direct connections to Oxford and Birmingham. M40 motorway access to junctions 3 and 4 are a 10-minute drive. Countryside walks are within a short distance as is a local park. Popular local schools are close by including the renowned 'Royal Grammar school' for boys.

DIRECTIONS

From our office in Crendon Street ascend the hill continuing on Amersham Hill which then becomes Amersham Road. On reaching the second major set of traffic lights turn right into Arnison Avenue proceed for a short distance and the property can be found on the left-hand side as indicated by our Wye Residential For Sale sign.

ADDITIONAL INFORMATION

Agents Note- The sellers have advised us that the electrics in the ground floor extension do not work and need overhauling/replacing.

COUNCIL TAX

Band D

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.



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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