



19 Birches Rise West Wycombe Road, High Wycombe

In Excess of £170,000

19 Birches Rise West Wycombe Road

High Wycombe, High Wycombe

- Electric Heating And Double Glazed Windows
- Far Reaching South Facing Valley Views
- Allocated Car Parking
- No Onward Chain
- Long Remaining Lease

The property is located just over one mile from High Wycombe town centre, which offers a wide range of shopping, educational, and leisure facilities. The town benefits from a mainline railway station providing services to London Marylebone in under 30 minutes, Birmingham and Oxford. Junction 4 of the M40 is just a 5 minute drive.

Council Tax band: B

Tenure: Leasehold; 110 Years remaining: Service Charge; £1488.00 Per annum: Ground Rent; £250.00 Per annum

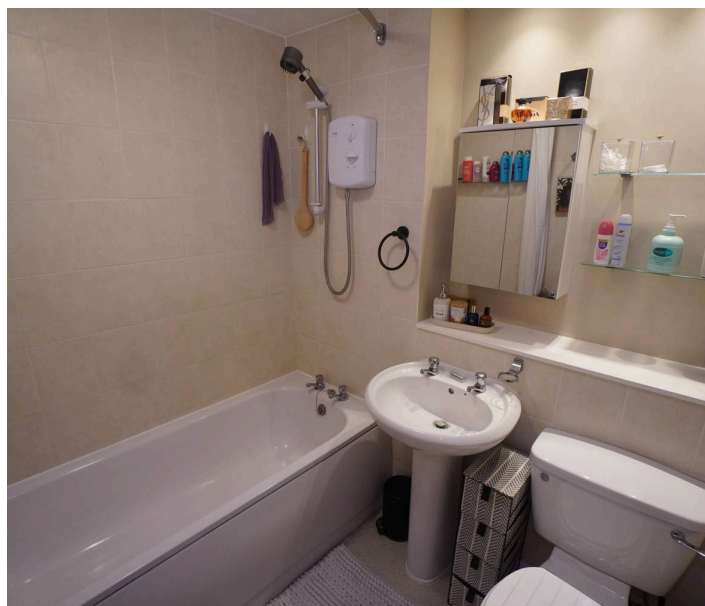
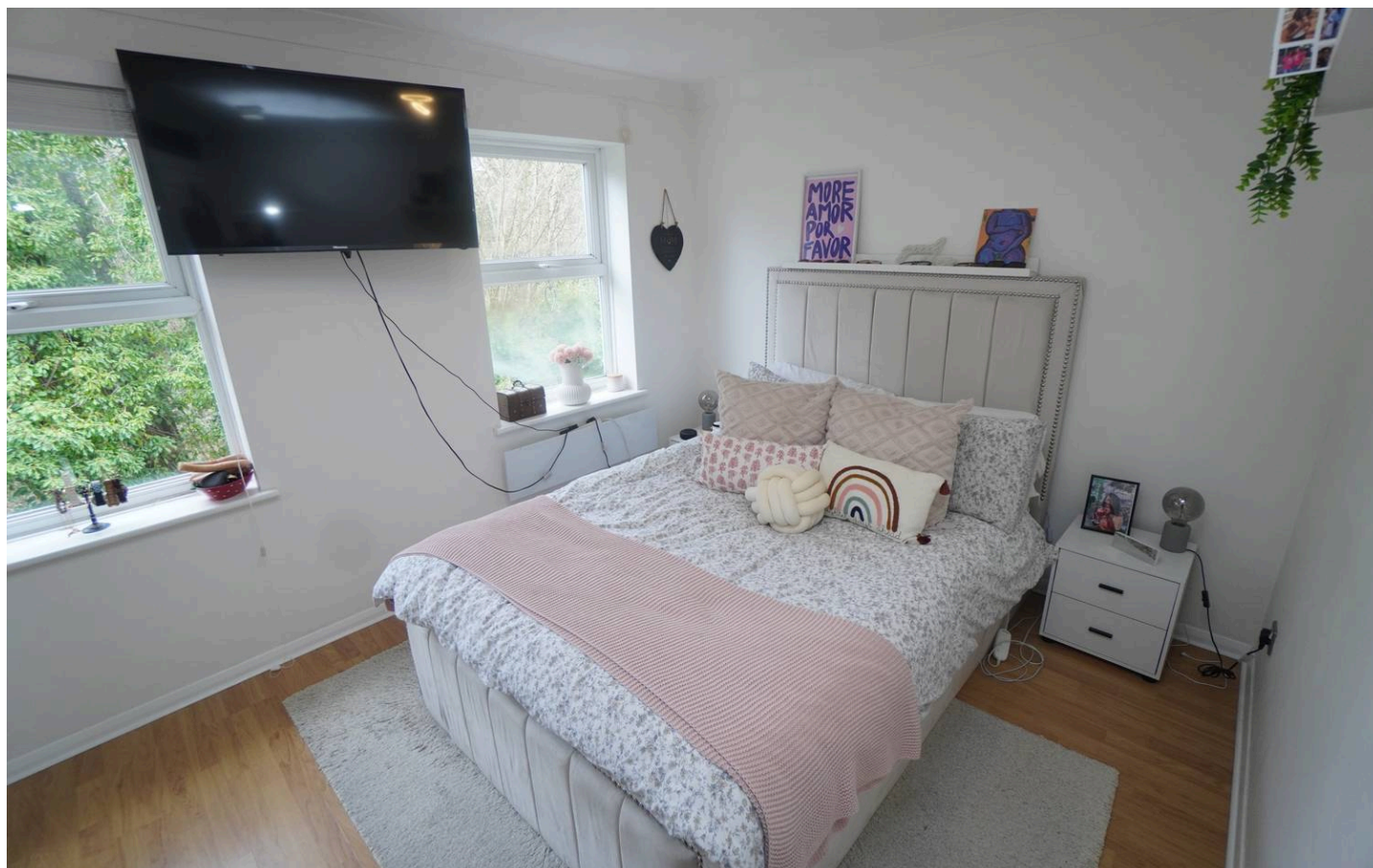
EPC Energy Efficiency Rating: D

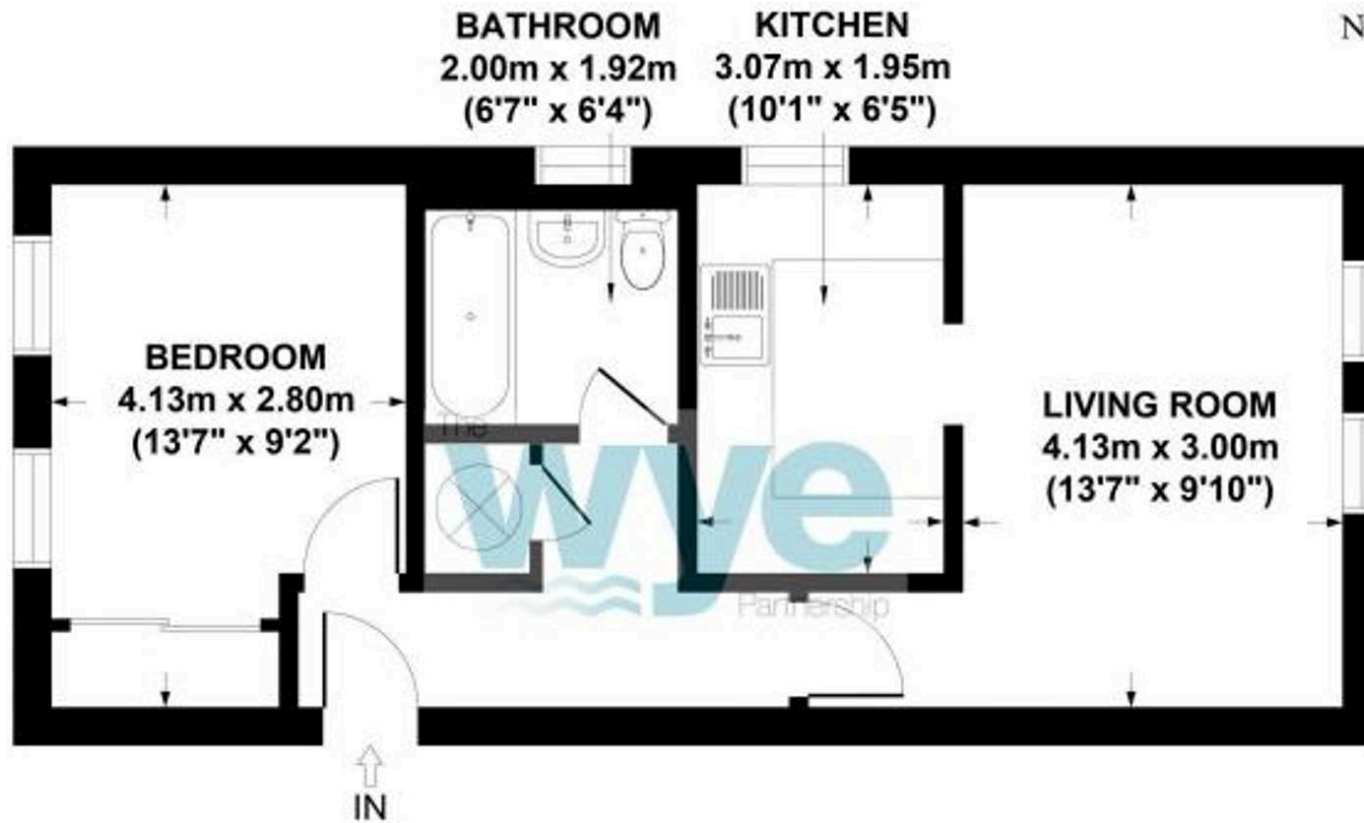


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This well-presented one bedroom flat offers a fantastic opportunity for first-time buyers or investors, featuring far reaching views that create a light and airy atmosphere throughout. The property benefits from electric heating and double glazed windows, ensuring year-round comfort and energy efficiency. The spacious living room is ideal for both relaxing and entertaining, while the kitchen provides ample storage and worktop space. The double bedroom is well-proportioned, with plenty of room for wardrobes and additional furniture. A contemporary bathroom suite completes the accommodation, offering both style and practicality. Additional advantages include allocated car parking (providing convenience and peace of mind), a long remaining lease, and the benefit of no onward chain, making for a smooth and straightforward purchase process. Situated in a popular residential location, this flat combines comfort, practicality, and impressive views, making it an excellent choice for those seeking a low-maintenance home or a solid investment opportunity. Early viewing is highly recommended to fully appreciate all that this property has to offer.





**GROSS INTERNAL
FLOOR AREA 42 SQ M / 453 SQ FT**

**BIRCHES RISE, HIGH WYCOMBE, HP12 3AQ
APPROX. GROSS INTERNAL FLOOR AREA 42 SQ M / 453 SQ FT**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership High Wycombe

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

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

