



35 Healey Avenue, High Wycombe, HP13 7JP
£535,000

35 Healey Avenue

High Wycombe

- A Stunning Five Bedroom Two Bathroom Extended Semi In Immaculate Condition Throughout
- Gas Central Heating To Radiators With Underfloor Heating To Ground Floor And Double Glazed Windows/Doors
- Contemporary Refitted Open Plan Kitchen Including Appliances, Refitted Bespoke Bath/Shower Rooms
- Beautiful Illuminated Enclosed And Landscaped Rear Garden With Home Office/Garden Pod
- Over 125 Square Meters Of Accommodation Set Over Three Floors
- Off Road Driveway Car Parking To Front, Far Reaching Open Views To Front Aspect
- Ideal Location Close To Local facilities And Town Centre/Railway Station
- A Beautiful Family Home In Turn Key Condition That Must Be Seen Internally To Be Appreciated

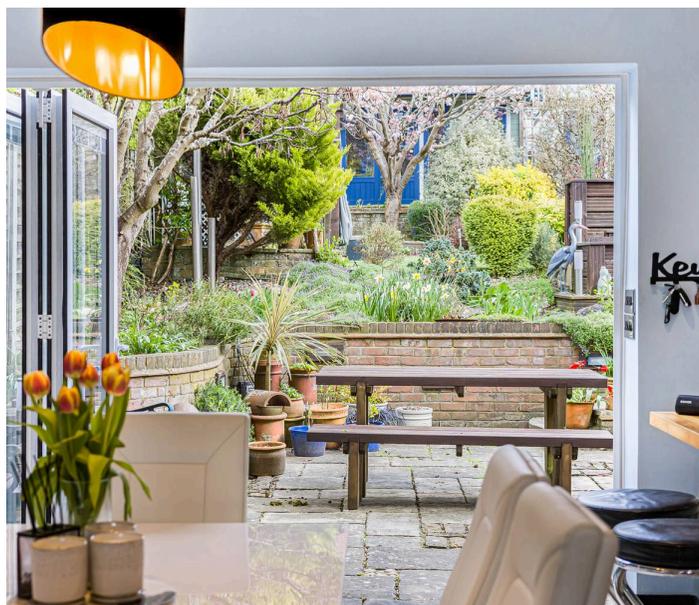
Healey Avenue is a pleasant road approximately one mile North East of the town centre. 25-minute London Marylebone trains are available at High Wycombe station. .75 of a mile are local shops, schools are within walking distance and buses operate nearby serving the town centre. The A40 London Road is about half a mile, along which run frequent Heathrow buses. Two M40 junctions are 5-6 minutes drive.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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High Wycombe

This stunning, five bedroom, semi detached house offers an exceptional standard of contemporary family living, presented in immaculate condition throughout and thoughtfully extended to provide over 125 square meters of versatile accommodation arranged across three floors. The property features gas central heating to radiators, underfloor heating to the ground floor, and double glazed windows and doors, ensuring year round comfort and energy efficiency. The heart of the home is a refitted open plan kitchen, beautifully designed with modern units and integrated appliances, ideal for both every-day living and entertaining. The spacious layout includes two bespoke bath and shower rooms, finished to a high specification with quality fixtures and fittings. Each bedroom is generously proportioned, providing ample space for family members or guests, while the overall décor is stylish, neutral, and ready for immediate occupation. The property also benefits from off road driveway parking to the front, with far reaching open views that enhance the sense of space and tranquillity. Located in an ideal position, close to local facilities including the town centre, and the railway station, this home offers unmatched convenience for commuting and access to amenities. Additional features include a beautiful, illuminated, enclosed and landscaped rear garden with a versatile home office or garden pod (perfect for remote working or hobbies), adding another dimension to the property's appeal. This is a truly turn key family home that must be seen internally to be fully appreciated, offering a rare opportunity to acquire a spacious, modern, and meticulously maintained residence in a sought after area.



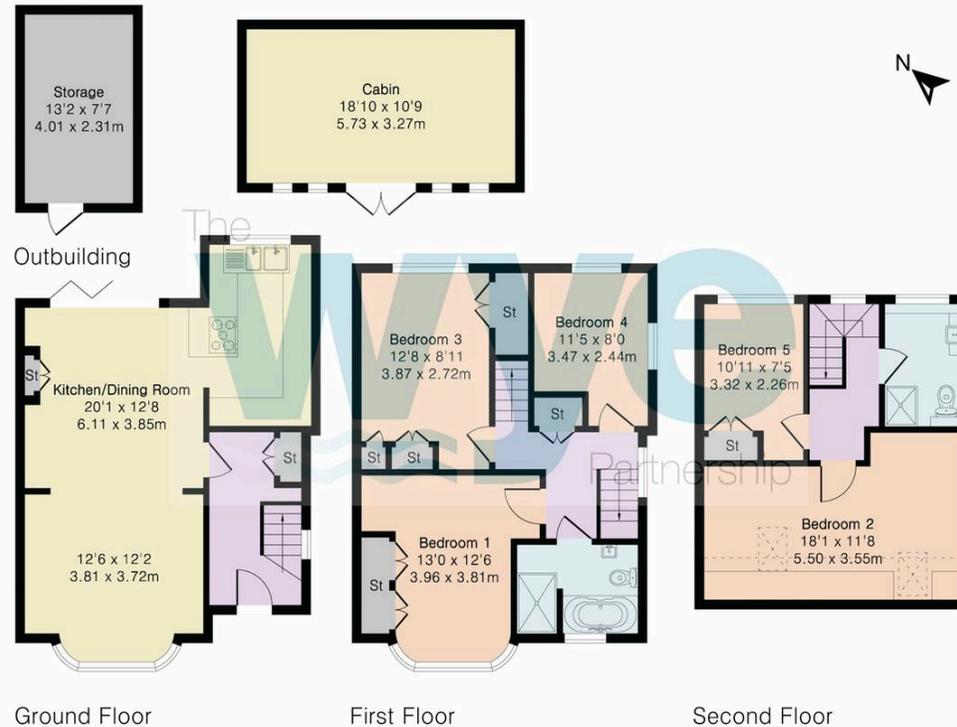
**Approximate Gross Internal Area 1357 sq ft - 126 sq m
(Excluding Outbuilding)**

Ground Floor Area 477 sq ft – 44 sq m

First Floor Area 508 sq ft – 47 sq m

Second Floor Area 372 sq ft – 35 sq m

Outbuilding Area 301 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

The Wye Partnership High Wycombe

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