



# 480a West Wycombe Road

High Wycombe, High Wycombe

- An Attractive Ground Floor Maisonette
- Requiring Some Redecoration And Updating
- Two Bedrooms, Living Room Kitchen, Bathroom
- Off Road Parking And Private Gardens
- Short Walk Of Surrounding Countryside & Historic West Wycombe Village
- Easy Reach Of Local Amenities & Short Drive To M40 Motorway Access
- No Onward Chain

A fine position in a small development of apartments, 3/4 minutes walk from the historic largely National Trust owned West Wycombe Village, with traditional shops, school, Church, etc. The 45 acre West Wycombe Park is also close by, as are vast stretches of Chiltern countryside. Junction 4 of the M40 is a 5 minute drive and buses are just a matter of yards to High Wycombe centre, little more than 2 miles, with 25 minute London Marylebone trains; High Wycombe centre also provides frequent buses to Heathrow.

Council Tax band: B

Tenure: Leasehold; 151 Years remaining: We are advised that there is no Service Charge or Ground Rent charge

EPC Energy Efficiency Rating: E



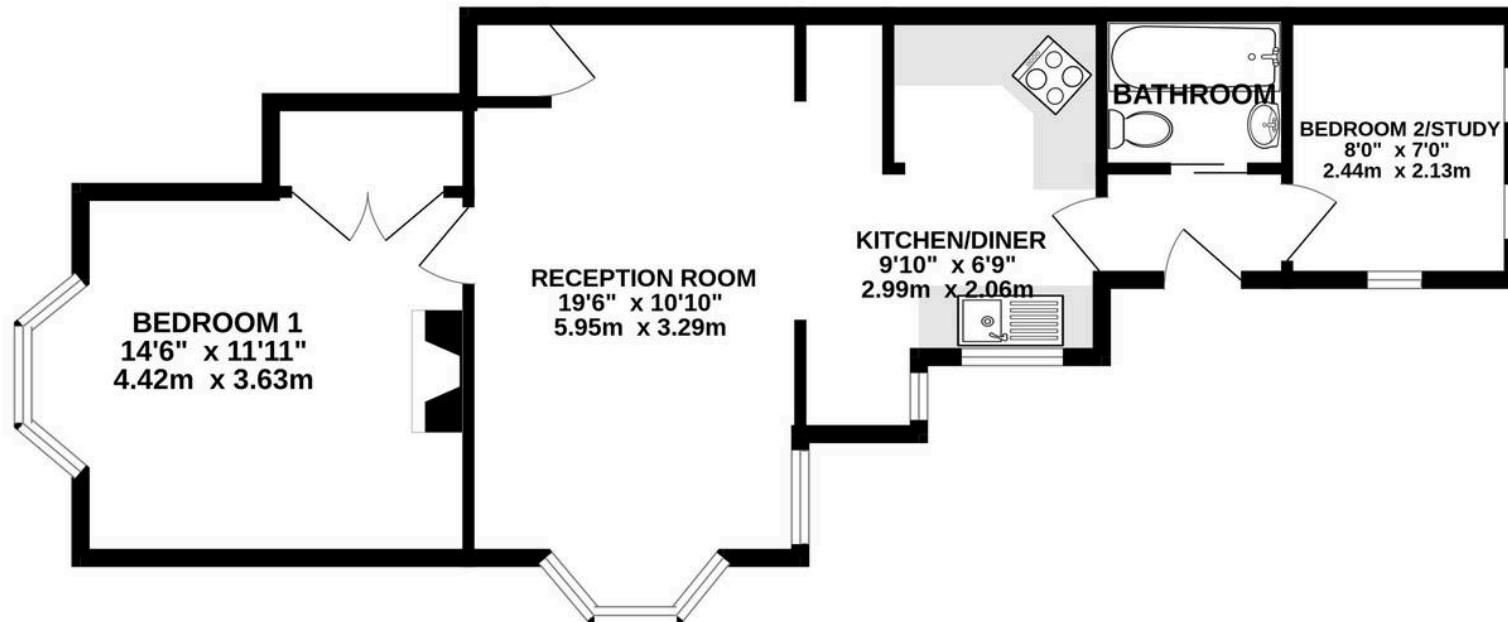
# 480a West Wycombe Road

High Wycombe, High Wycombe

This attractive ground floor maisonette offers an excellent opportunity for buyers seeking a property to put their own stamp on. Requiring some redecoration and updating, the flat features two well-proportioned bedrooms, a spacious open plan living room/kitchen, and a bathroom. The layout provides comfortable accommodation suitable for first-time buyers, downsizers, or investors. The property benefits from off-road parking for residents, enhancing convenience for those with vehicles. Ideally situated within a short walk of the surrounding countryside and the historic village of West Wycombe, the location combines a peaceful setting with easy access to local amenities. The M40 motorway is just a short drive away. Offered with no onward chain, this maisonette presents a fantastic opportunity for those looking to create a bespoke home or add value through refurbishment.



GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 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.

Made with Metropix ©2026



## The Wye Partnership High Wycombe

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

01494 451300 • [wycombe@wyeres.co.uk](mailto:wycombe@wyeres.co.uk) • [www.wyeres.co.uk/](http://www.wyeres.co.uk/)

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

