



13 Alexandra Road

High Wycombe, High Wycombe

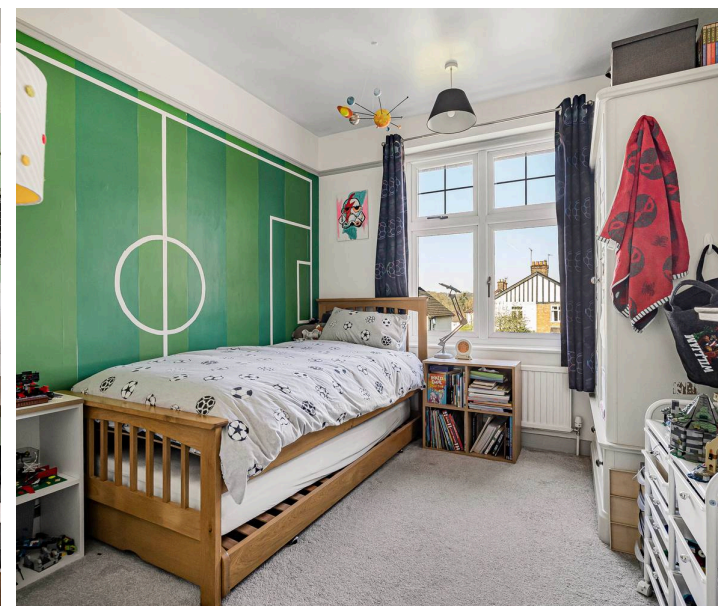
- A Well Presented Bay Fronted Semi-Detached Property
- Popular Location Convenient For Town Centre & Train Station
- Close to The Rye Park, Wycombe Retail Park & M40 at J3 or J4
- Entrance Lobby, Living Room With Multi-Fuel Stove
- Open-Plan Kitchen/Dining Room With Fitted Appliances
- Utility Room, Cloakroom, Landing, Three Bedrooms, Bathroom
- Double Glazing, Gas Radiator Heating
- Driveway Parking, Level Rear Garden
- Viewing highly Recommended

Situated in a highly regarded residential area within walking distance of the town centre and a short walk to local schools. The town itself offers a wide range of shopping, leisure and recreation facilities as well as the main line railway station delivering access to London Marylebone in under half an hour. The 50-acre Rye park is within walking distance and access to the M40 motorway is a short drive away at either Junction 4 Handy Cross or Junction 3 Loudwater. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



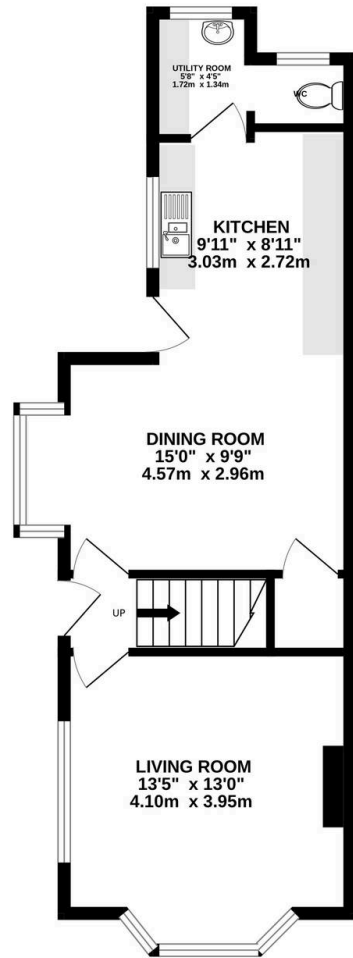
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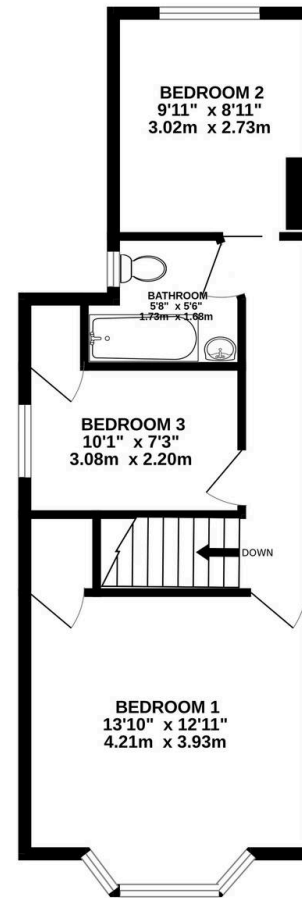
This well presented bay fronted three bedroom semi-detached house offers an excellent opportunity to acquire a spacious and inviting family home in a popular location convenient for the town centre and train station. The property features an entrance lobby leading to a generous living room with a charming multi-fuel stove, creating a warm and welcoming atmosphere. The open-plan kitchen and dining room is fitted with modern appliances, providing an ideal space for both every-day living and entertaining. Additional ground floor accommodation includes a useful utility room and a cloakroom for added convenience. Upstairs, there are three bedrooms and a contemporary family bathroom. The property benefits from double glazing and gas radiator heating throughout, ensuring comfort and efficiency. Practical features such as driveway parking enhance the appeal of this home. The location is particularly advantageous, with The Rye Park, Wycombe Retail Park, and easy access to the M40 at junctions 3 or 4 all close by. This property combines style, comfort, and practicality, making it an excellent choice for families or professionals alike. Viewing is highly recommended to fully appreciate the quality and space on offer.



GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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.
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The Wye Partnership High Wycombe

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

01494 451300 • wycombe@wyeres.co.uk • 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 Regulations. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier. |

