



217 Rutland Avenue

High Wycombe

- An Extended Semi-Detached Property In A Popular Location
- South West High Wycombe Convenient For M40 J4 And Town Centre
- Requiring Modernisation Throughout, No Onward Chain
- Entrance Hall, Three Reception Rooms, Kitchen
- Three Bedrooms, Bathroom, Replacement Triple Glazed Windows
- Front & Rear Gardens, Driveway For several Vehicles

Located just under 2 miles from the town centre and on a regular bus route, the property has convenient access to the M40 motorway at J4 and the town centre with its mainline station offering 30 minute trains to London as well as direct links to Oxford and Birmingham. Within easy reach of all local amenities as well as supermarkets, retail outlets and a large selection of restaurants and hospitality facilities. There are local schools nearby and High Wycombe offers extensive parkland and woodland.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



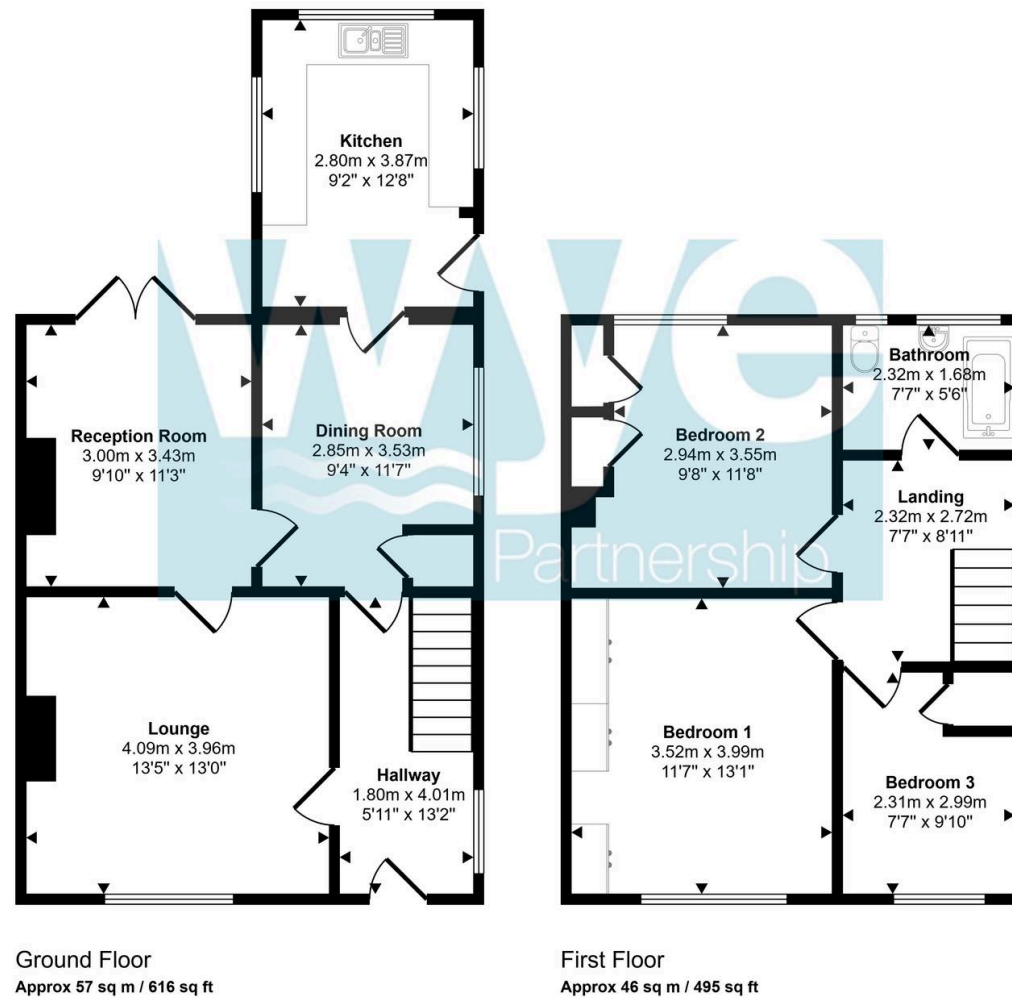
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Situated in a sought-after area of South West High Wycombe, this extended three-bedroom semi-detached house presents an excellent opportunity for buyers seeking a property to modernise to their own taste. Offered with no onward chain, the home features an entrance hall that leads to three versatile reception rooms, providing ample space for family living. The kitchen is well-proportioned and offers potential for redesign to suit modern requirements. Upstairs, there are three bedrooms, each benefiting from replacement triple glazed windows that enhance comfort and energy efficiency. The family bathroom serves all bedrooms and is ready for updating. This property is conveniently located for easy access to both the M40 (J4) and the town centre, making it ideal for commuters and those wishing to enjoy the amenities of High Wycombe. Additional benefits include a driveway with parking for several vehicles. With its spacious layout and prime location, this property is perfect for those looking to create a contemporary family home tailored to their own specifications.



Approx Gross Internal Area
103 sq m / 1111 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

The Wye Partnership High Wycombe

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