





# 54 Spearing Road

High Wycombe, High Wycombe

- Large Rear Gardens With Potential For Off Road Parking Via Service Road
- Gas Central Heating To Radiators And Double Glazed Windows
- Located To South West Of High Wycombe Town Centre
- Lounge, Kitchen/Dining Room, Ground Floor Bathroom
- Three Bedroom Centre Terraced Family Home

The property has easy access to local shops, parks and well-regarded schools. High Wycombe town centre is within close reach, offering a wide range of shopping, dining and leisure facilities, including Eden Shopping Centre.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C





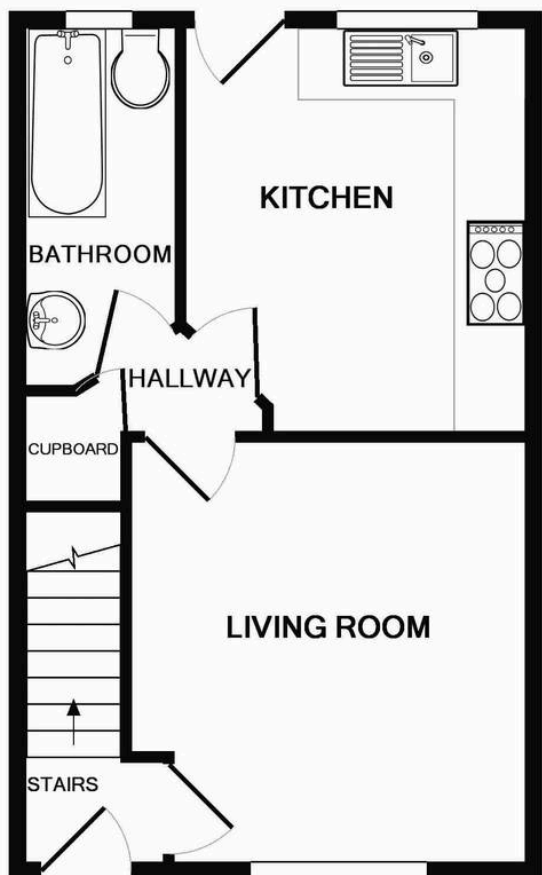
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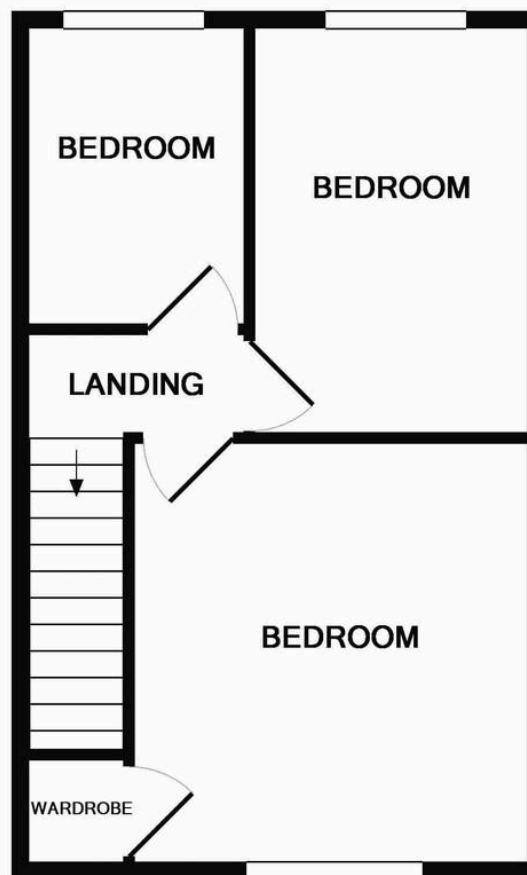
This well-presented three-bedroom centre terraced family home is situated to the south west of High Wycombe town centre, offering convenient access to local amenities, schools, and transport links. The property features a spacious lounge, ideal for relaxing or entertaining guests, and a generous kitchen/dining room that provides ample space for family meals and gatherings. A ground floor bathroom adds to the practicality of the layout, catering to the needs of a busy household. All three bedrooms are well-proportioned, making the home suitable for families or professionals seeking extra space. The house benefits from gas central heating to radiators and double glazed windows throughout, ensuring comfort and energy efficiency year-round. With its versatile living accommodation and scope for personalisation, this property represents an excellent opportunity for buyers looking to settle in a popular residential area. The large rear gardens offer further potential, including the possibility of creating off road parking via the service road (subject to necessary consents). This home combines traditional charm with modern conveniences, making it a must-see for those seeking a comfortable and practical living environment close to High Wycombe's vibrant centre. Early viewing is highly recommended to fully appreciate all that this property has to offer.







GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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## The Wye Partnership High Wycombe

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