



Spring Colville Road

High Wycombe

- A Bay Fronted Semi-Detached Requiring Some Updating
- Excellent Potential For Further Extension Subject To Planning Permission
- Private Road Location Close To Town Centre Amenities
- Two Living Rooms, Plus Separate Dining Room, Kitchen
- Three Bedrooms, Bathroom With Separate W.C.
- Double Glazing, Gas Heating, Driveway Providing Off Road Parking
- Large Rear Gardens, No Onward Chain

Situated close to High Wycombe town centre as well as offering convenient access to the M40 motorway at J4. The town centre offers a vast array of shopping, leisure and entertainment facilities. Supermarkets are close by and the train station in the town centre is easily accessible with direct trains to London Marylebone, Birmingham and Oxford. In catchment area for highly regarded Grammar Schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



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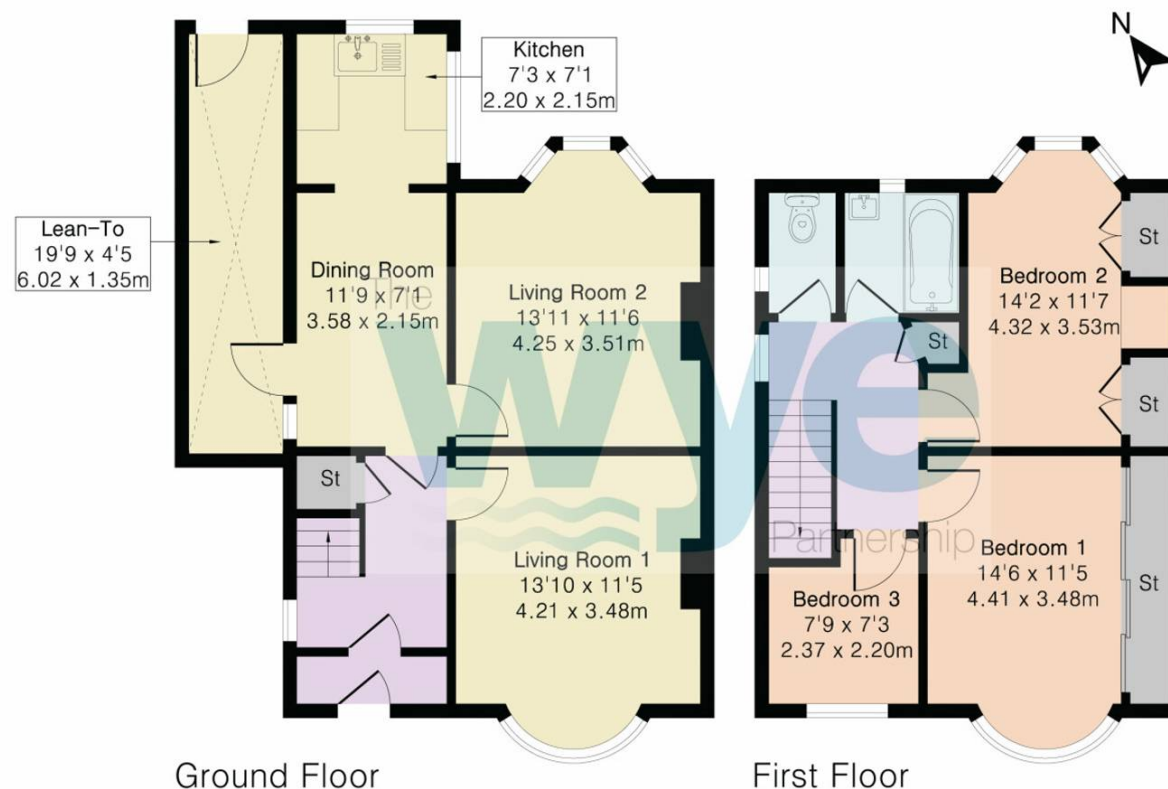
This spacious three-bedroom semi-detached house is situated on a private road and presents an excellent opportunity for buyers seeking a property they can personalise, improve and add value to. Retaining its attractive bay-fronted façade, the property would benefit from some modernisation and updating, with further potential to extend, subject to the necessary planning permissions. The asking price reflects the scope of work required, while offering buyers the opportunity to create a home tailored to their own tastes and requirements. The ground floor provides two reception rooms, a separate dining room and a well-proportioned kitchen, offering generous and versatile living and entertaining space. Upstairs, there are three bedrooms, a family bathroom and a separate W.C., providing well-balanced accommodation for family living. Further benefits include double glazing, gas central heating and a driveway providing convenient off-road parking. The property is also ideally located close to town centre amenities, with shops, schools and transport links all within easy reach. Offered with no onward chain, this property represents an exciting opportunity for families, investors or buyers looking for a rewarding project in a desirable and well-connected location, with the asking price taking into consideration the improvements and investment required to unlock its full potential.



Approximate Gross Internal Area 1104 sq ft - 102 sq m

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 475 sq ft – 44 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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