



141 Walton Drive

High Wycombe

- An Extended Semi-Detached Family Home
- In Need Of Modernisation Throughout
- Potential For Further Extension Development Subject To Planning
- Two Reception Rooms, Kitchen And Utility Area
- Three bedrooms, Family Bathroom
- Twin Garages, Double Width Gardens
- Close To Local Amenities & Royal Grammar School

Situated just over a mile and a quarter from the train station and town centre, with a variety of local shops close, recreational facilities and schooling including the Royal Grammar School for boys. There is a wide variety of supermarkets to choose from around the town and the extensive range of shops in the town centre cater for everyone. There is a train link to both London and Birmingham from High Wycombe station and M40 motorway can be accessed at Junctions 3 and 4.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E



141 Walton Drive

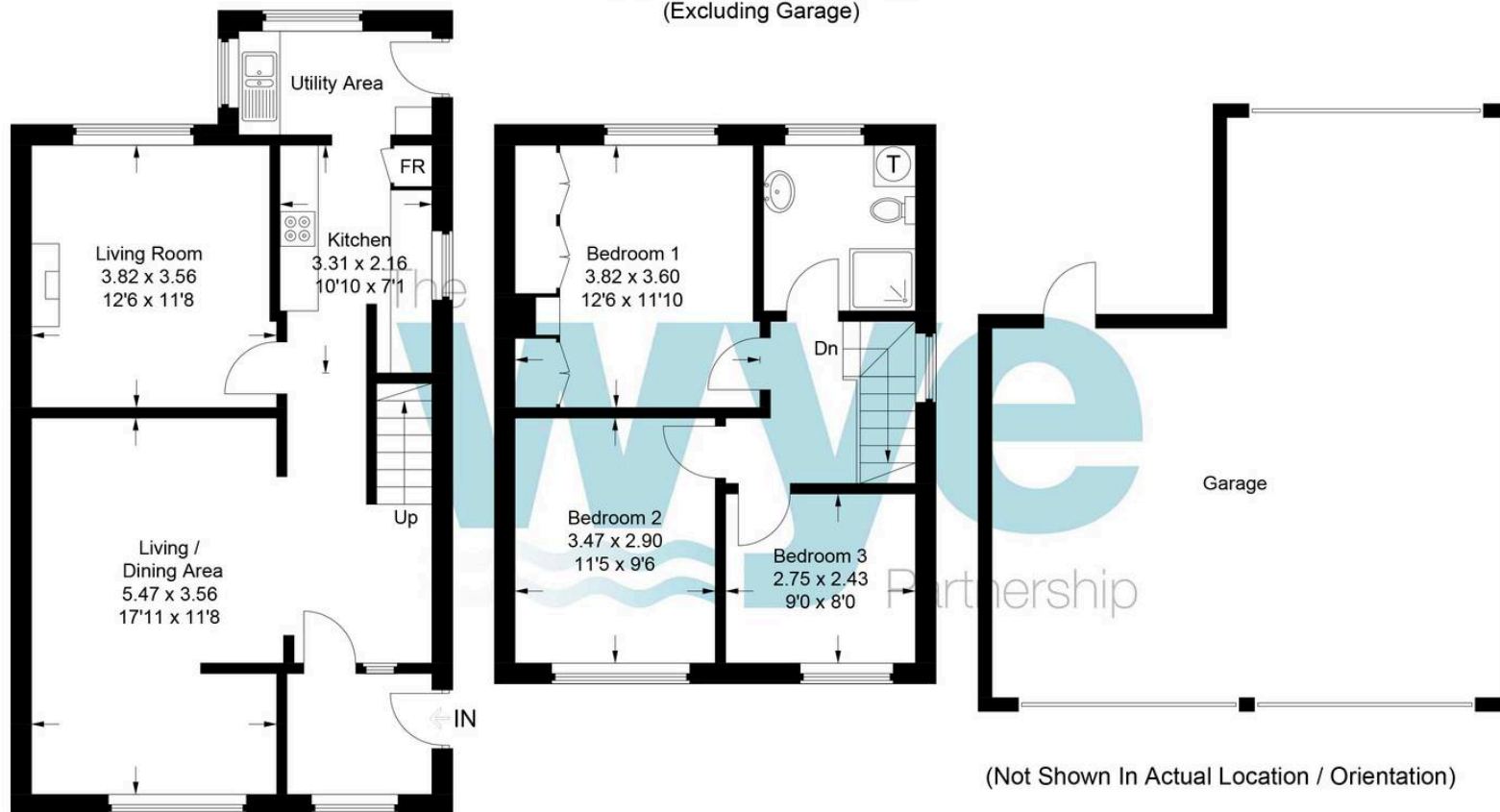
High Wycombe

This extended, three-bedroom, semi-detached family home offers an excellent opportunity for buyers seeking a property with scope for modernisation and further development potential (subject to planning permission). The accommodation comprises entrance porch, hallway, two generous reception rooms, a well-proportioned kitchen, and a useful utility area. Upstairs, there are three bedrooms and a family bathroom, all of which would benefit from updating to suit contemporary tastes. The property also features twin garages, providing ample storage or workshop space, and is complemented by double width gardens. Ideally positioned, close to a range of local amenities, this home is particularly well located for access to the highly regarded Royal Grammar School, making it an appealing choice for families. With its spacious layout and considerable potential, this property presents a rare opportunity to create a bespoke family home in a popular location.



141 Walton Drive

Approximate Gross Internal Area
Ground Floor = 59.4 sq m / 639 sq ft
First Floor = 43.5 sq m / 468 sq ft
Total = 102.9 sq m / 1,107 sq ft
(Excluding Garage)



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

The Wye Partnership High Wycombe

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

01494 451300 • wylcombe@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.

