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Abercromby Avenue High Wycombe HP12 3AX









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Guide price £350,000

An attractive, bay-fronted three-bedroom terraced home situated to the west of High Wycombe town centre. Having undergone a number of improvements, this well-presented property combines character with modern finishes, offering a welcoming home for first-time buyers or an appealing investment opportunity, with an estimated rental potential of £1,500–£1,600 per calendar month.

Description

The front door opens into a comfortable sitting room, where the bay window allows natural light to fill the space and creates an attractive focal point. Finished in modern décor, this room provides an inviting setting to relax and unwind.

An inner hallway, with stairs rising to the first floor, leads through to a second reception room. This versatile space is ideally suited to a separate dining room for everyday meals and entertaining, or could serve as an additional living area to suit individual needs. Beyond, the modern kitchen provides a practical space for preparing meals, while the family bathroom completes the ground-floor accommodation.

On the first floor, there are three well-proportioned bedrooms, offering flexibility for a growing family, visiting guests or those requiring a dedicated space to work from home.

Outside, gardens to both the front and rear complement the accommodation, with the rear garden providing space to enjoy the outdoors, relax or entertain during the warmer months. Further benefits include gas central heating, UPVC double glazing and useful loft storage.

Situation

Abercromby Avenue is situated in an established residential area to the west of High Wycombe town centre, offering a convenient setting for first-time buyers and those considering a buy-to-let investment. Local shops and everyday amenities are close by, while the town centre provides a wider choice of shopping, restaurants and leisure facilities, including the Eden Shopping Centre.

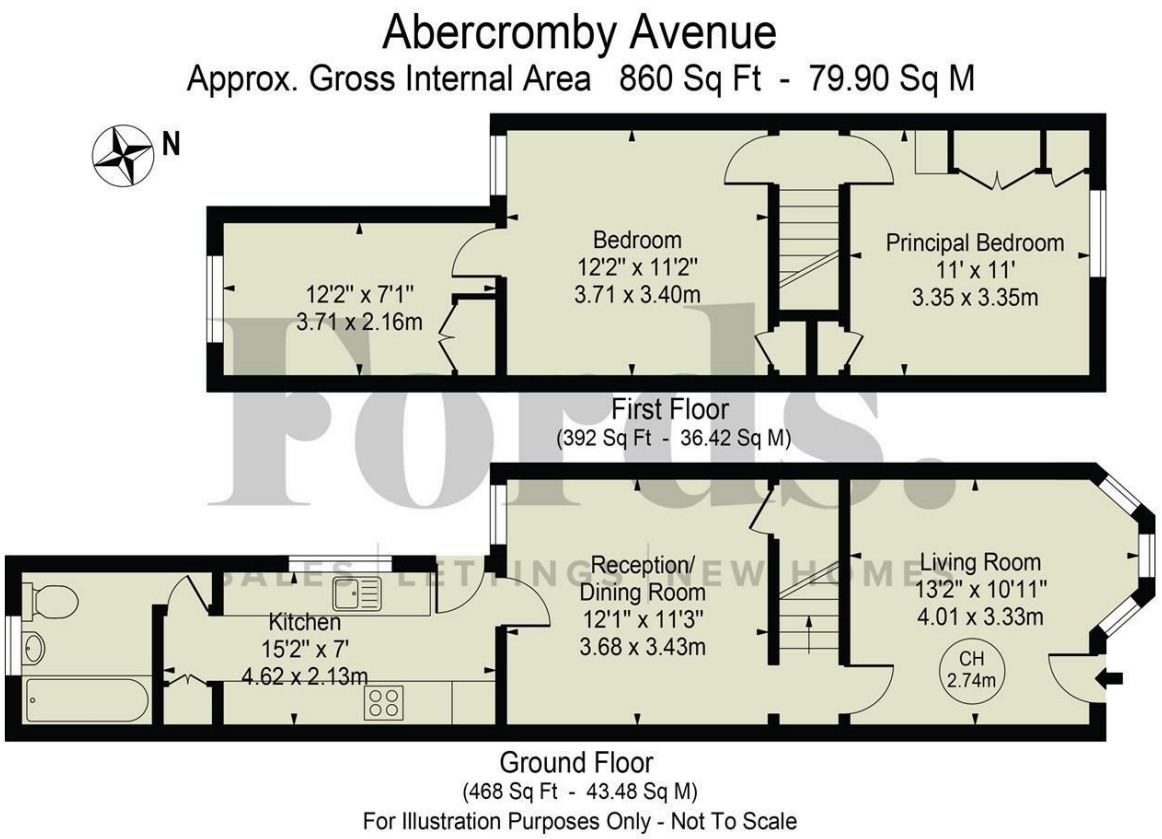
For commuters, High Wycombe railway station offers direct services to London Marylebone, while access to Junction 4 of the M40 provides connections towards London and Oxford. These transport links, together with the proximity to local amenities and employment opportunities, give the location appeal to buyers purchasing their first home and prospective tenants alike.





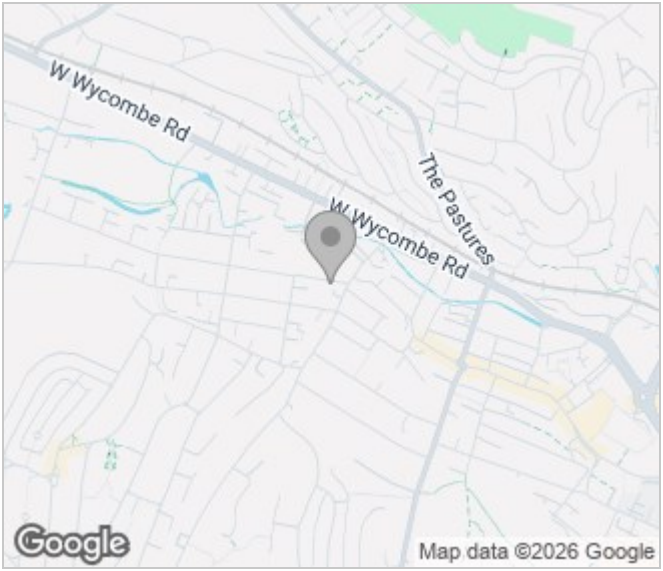


Floor Plans

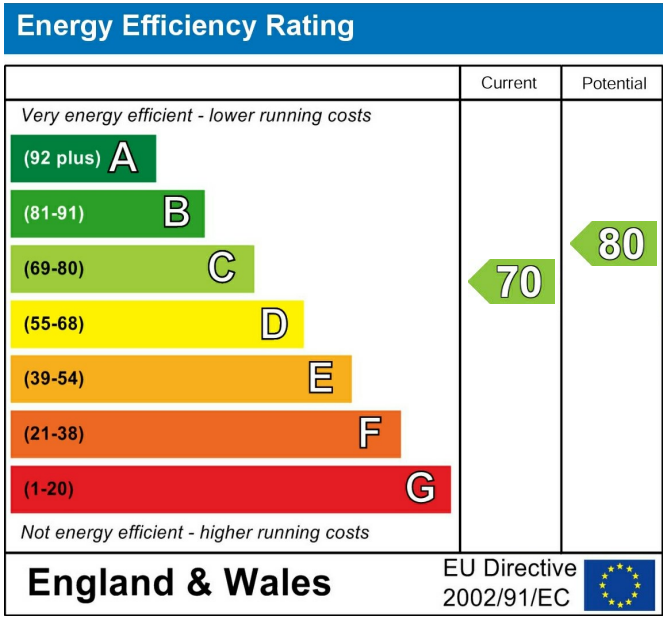


This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
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Area Map



Energy Performance Graph



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