



35 Westover Road

High Wycombe

- A Well Presented Extended Detached Family Home
- Three / Four Bedrooms
- Two Bathrooms
- Driveway Parking For Multiple Cars & Garage
- Private Sought After Road
- Versatile Accommodation
- Private Rear Garden with Summer House

Westover Road is a private residential road situated in the popular Downley area of High Wycombe. The location offers a peaceful and established residential setting while remaining conveniently close to a range of local amenities and everyday conveniences. High Wycombe railway station is approximately (1.6 miles) away with running trains to London Marylebone in less than 30 minutes.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



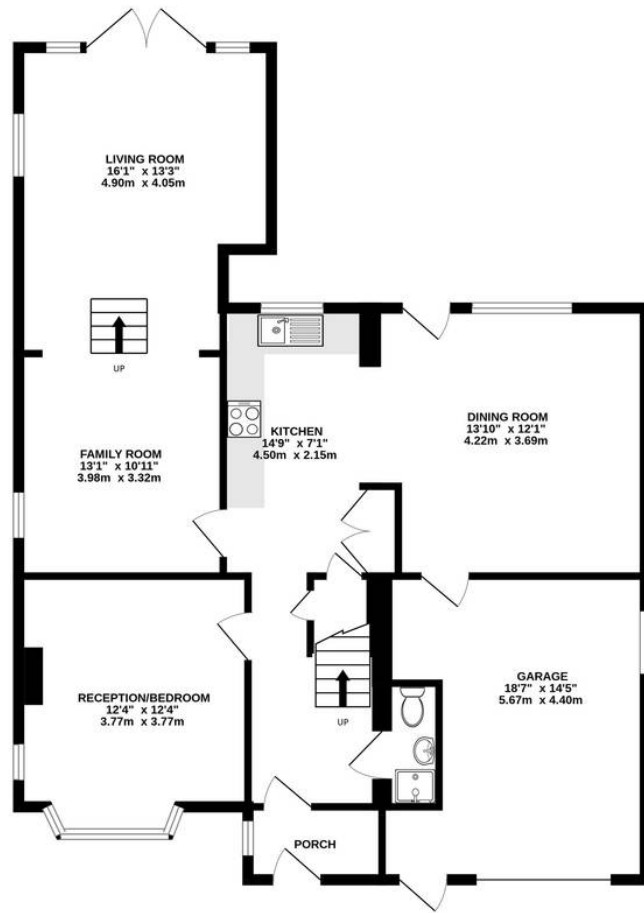
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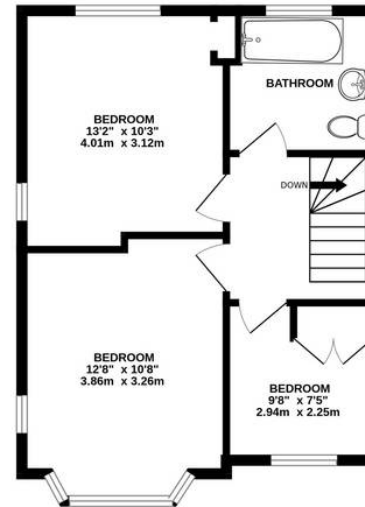
Situated on a private and sought after road, this well presented extended detached family home offers versatile accommodation ideal for modern living. The property features three generously sized bedrooms with the option for a fourth, providing flexibility for families or those requiring a home office or guest room. Two contemporary bathrooms ensure convenience for busy households. The spacious living areas are thoughtfully designed, allowing for both relaxation and entertaining. The kitchen is well equipped, complemented by ample storage throughout the property. Additional benefits include driveway parking for multiple cars and a garage, offering excellent practicality for families with several vehicles. The property is finished to a high standard, with tasteful decor and quality fittings throughout. Located close to local amenities, reputable grammar schools and transport links, this home combines privacy with easy access to everything needed for day-to-day life. This is a rare opportunity to acquire a substantial and adaptable family home in a desirable location, perfectly suited to those seeking comfort, space and convenience. Early viewing is highly recommended to fully appreciate the quality and flexibility this property has to offer.



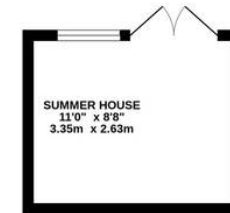
GROUND FLOOR
1222 sq ft. (113.5 sq.m.) approx.



1ST FLOOR
478 sq ft. (44.4 sq.m.) approx.



OUTBUILDING
96 sq ft. (8.9 sq.m.) approx.



TOTAL FLOOR AREA : 1795 sq.ft. (166.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Wye Partnership High Wycombe

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