





# Park Prospect Station Road

## High Wycombe

- Requiring Extensive Refurbishment/Renovation
- Character Semi Detached Property - Three Storey Plus Basement Area
- Two Reception Rooms and Kitchen, Basement Area
- Two First Floor Bedrooms and Study Area, Bathroom and Separate WC
- Two Large Loft Bedrooms.
- Small Rear Garden With Brick Outhouse
- Sitting Within the High Wycombe Conservation Area
- Convenient Central Location for The Town Centre and The Rye

Situated to the Eastern fringe of the town centre and within easy walking distance of all the town has to offer including a mainline rail link to London and the North. The Rye Parkland is within a stones throw and offers acres of recreational space including a boating lake and cafe, a lido and gymnasium and the historic Mill.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G



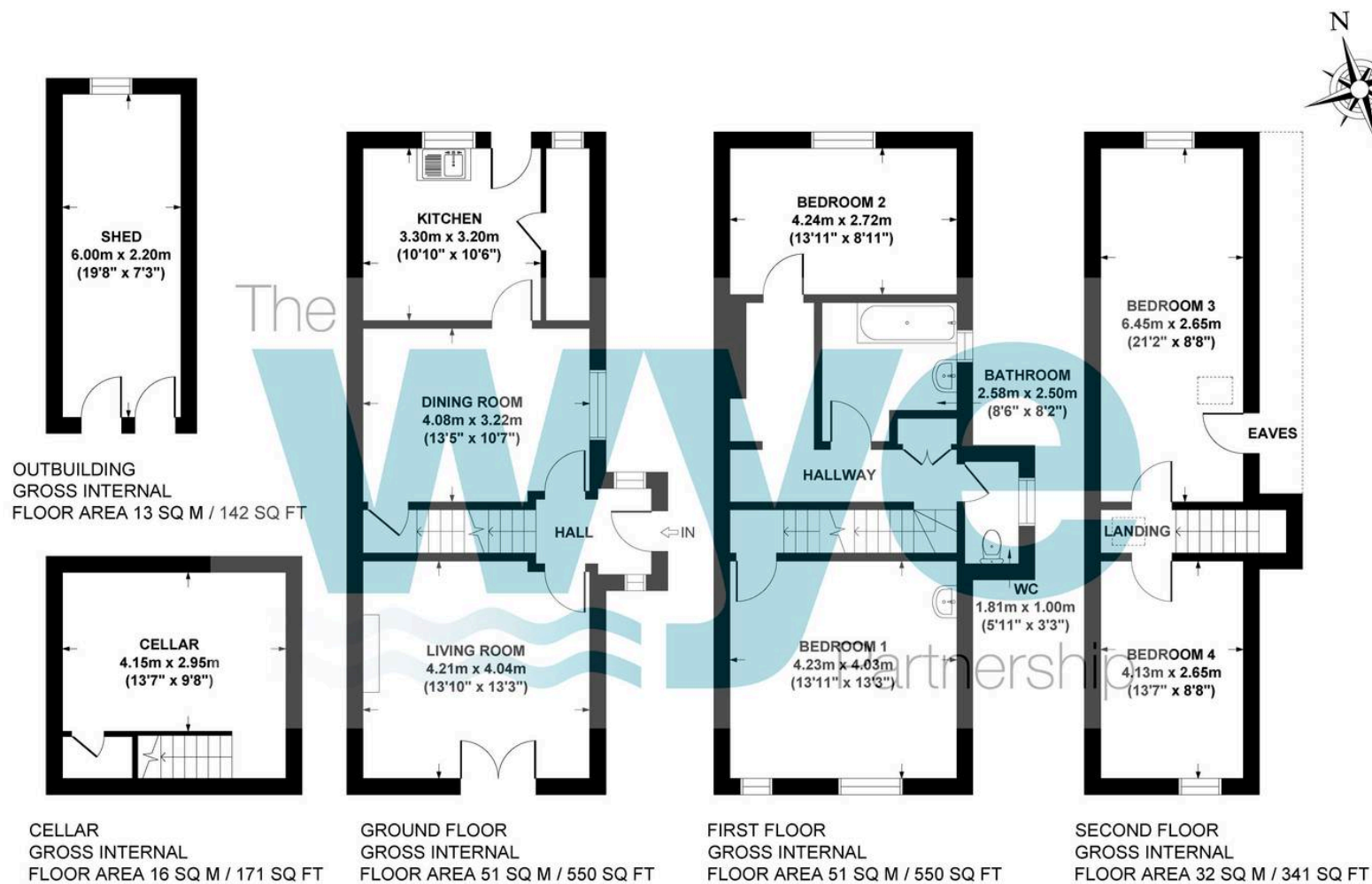


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This characterful four bedroom semi detached house presents a rare opportunity for buyers seeking a substantial renovation project in the heart of High Wycombe's sought after Conservation Area. Arranged over three storeys plus a basement area, the property offers flexible accommodation with two generous reception rooms and a kitchen on the ground floor. The basement provides additional storage. On the first floor, you will find two bedrooms, a study area, a bathroom and a separate WC, while the top floor boasts two large loft bedrooms, ideal for growing families or those in need of versatile living space. The property retains many period features and would benefit from extensive refurbishment to restore its former charm and realise its full potential. Its central location ensures easy access to High Wycombe town centre, with its wide range of shops, cafes and amenities, as well as The Rye, offering recreational opportunities within walking distance. This is an excellent prospect for those looking to create a bespoke family home or investment property in a prime location, with the added benefit of being part of a vibrant and historic community. Early viewing is highly recommended to appreciate the scope and possibilities on offer.





# The Wye Partnership High Wycombe

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