



**37 Healey Avenue, High Wycombe, HP13 7JP**

**In Excess of £449,950**

# 37 Healey Avenue

High Wycombe, High Wycombe

- We Are Delighted To Offer for Sale This Three Bedroom Bay Fronted Detached House
- Gas Central Heating To Radiators And Double Glazed Windows
- Fitted Kitchen/Breakfast Room, Modern Refitted Bathroom
- Good Size, Well Proportioned Accommodation
- Delightful Enclosed Rear Garden, Open Plan Front Garden
- Garage Plus Additional Driveway Parking
- In Need Of Some Updating And Improvement
- No Upper Chain, We Hold Keys, Early Viewing Advised To Avoid Disappointment

Healey Avenue is a pleasant road approximately one mile North East of the town centre. 25-minute London Marylebone trains are available at High Wycombe station .75 of a mile are local shops, schools are within walking distance and buses operate nearby serving the town centre. The A40 London Road is about half a mile, along which run frequent Heathrow buses. Two M40 junctions are 5-6 minutes drive.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D



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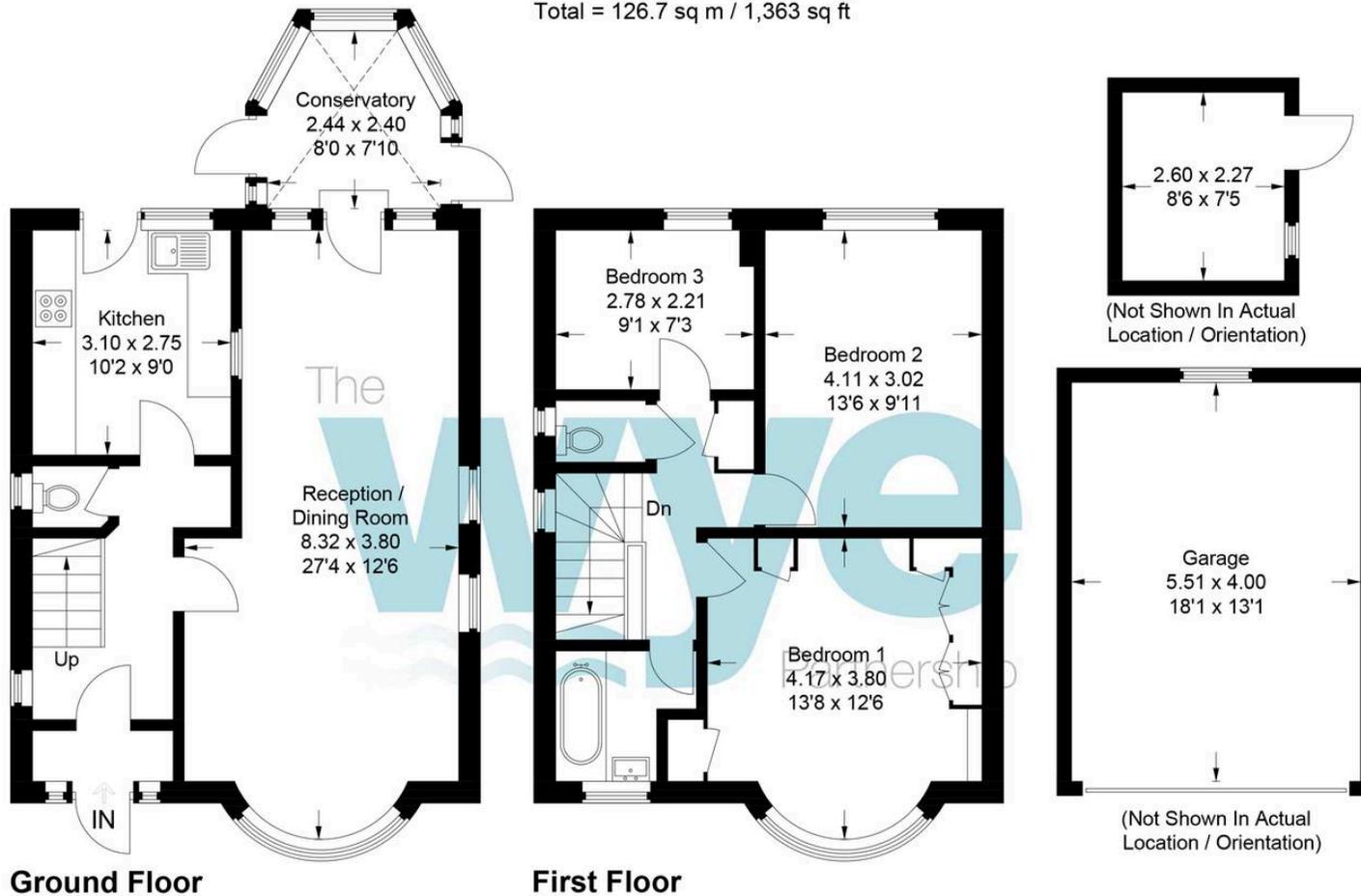
High Wycombe, High Wycombe

We are delighted to offer for sale this three bedroom bay fronted detached house, presenting a fantastic opportunity for buyers looking for a spacious and well proportioned home. The property features gas central heating to radiators and double glazed windows throughout. The accommodation comprises a fitted kitchen and breakfast room, a modern refitted bathroom, and three generously sized bedrooms, making it ideal for families or those seeking versatile living space. The interior is in need of some updating and improvement, providing the perfect chance to personalise and add value. Additional benefits include a garage for secure parking or storage, as well as further driveway parking for multiple vehicles (ideal for busy households or visitors). Offered with no upper chain and with keys held for convenient viewings, this property is available for immediate purchase. Early viewing is highly recommended to avoid disappointment, as homes of this size and potential rarely become available in this sought after location. This is a wonderful opportunity for those looking to create their dream home in a well established residential area.



# 37 Healey Avenue, High Wycombe Bucks, HP13 7JP

Approximate Gross Internal Area  
Ground Floor = 52.7 sq m / 567 sq ft  
First Floor = 46.2 sq m / 497 sq ft  
Outbuildings = 27.8 sq m / 299 sq ft  
Total = 126.7 sq m / 1,363 sq ft



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.

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## The Wye Partnership High Wycombe

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By law, each person involved in the sale/purchase of a property must have their identification verified to comply with Anti Money Laundering Regulation. These checks are outsourced and a charge of £36 (inc of VAT) is charged for each individual and paid directly to our supplier.

