





# 109 West Wycombe Road

High Wycombe, High Wycombe

- Character Terraced Cottage Close to Town Centre
- Deceptive Accommodation Over 4 Levels
- Three Bedrooms, Bathroom and En Suite Shower Room
- Cinema/Basement Room, Sitting Room, Kitchen & Conservatory
- Enclosed South Facing Garden. Replacement Double Glazed Windows

Situated on the western fringe of the town centre with amenities close by that provide for all day-to-day needs, the town centre is just a 10-15 minute walk and provides a multitude of shopping, leisure and hospitality venues as well as a bus station providing transport to all outlying areas and a mainline rail link to London/Birmingham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





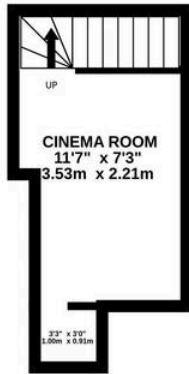
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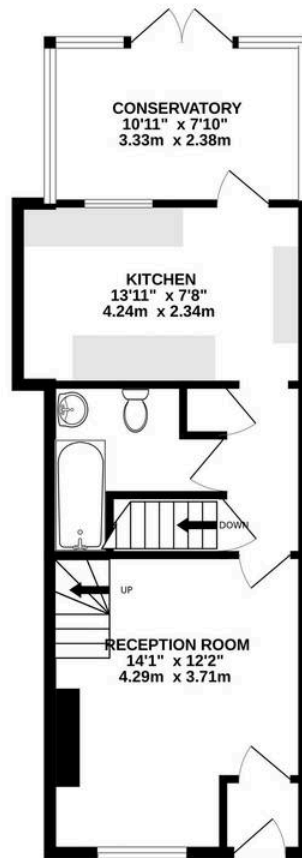
A most unique and 'quirky' terraced cottage situated on the western fringe of the town centre. The accommodation is spread over 4 floors which includes a basement room, three bedrooms over first and second floors – Bedroom 1 has an en-suite shower room. On the ground floor is the main reception room with kitchen, conservatory and main bathroom. There is a courtyard garden at the rear enclosed by panel fencing. With many character features and within easy reach of the town centre, a viewing is strongly recommended.



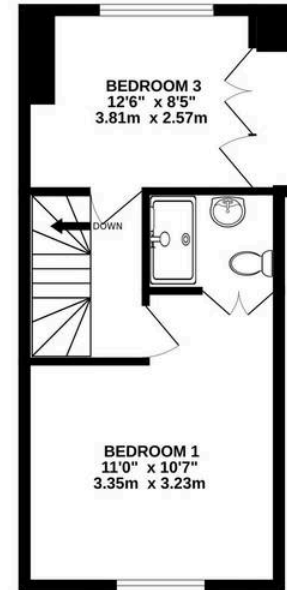
CELLAR



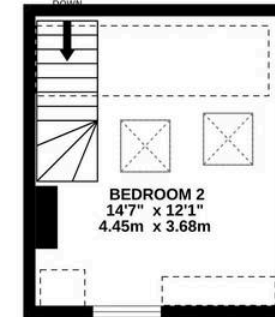
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1048sq.ft. (97.4 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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