



31 Spring Gardens Road

High Wycombe, High Wycombe

- An End Of Terrace House Requiring Modernisation
- Sought After Location Within Walking Distance Of Town Centre
- Living Room, Separate Dining Room, Kitchen, Shower Room
- Two Double Bedrooms, Bathroom
- Gas Central Heating, Double Glazing
- Off Street Parking, Good Size Rear Garden, No Onward Chain

Situated in a highly regarded residential area within walking distance of the town centre and a short walk to local schools. The town itself offers a wide range of shopping, leisure and recreation facilities as well as the main line railway station delivering access to London Marylebone in under half an hour, Oxford & Birmingham. The 50-acre Rye park is within walking distance and access to the M40 motorway is a short drive away at either Junction 4 Handy Cross or Junction 3 Loudwater

Council Tax band: C

Tenure: Freehold

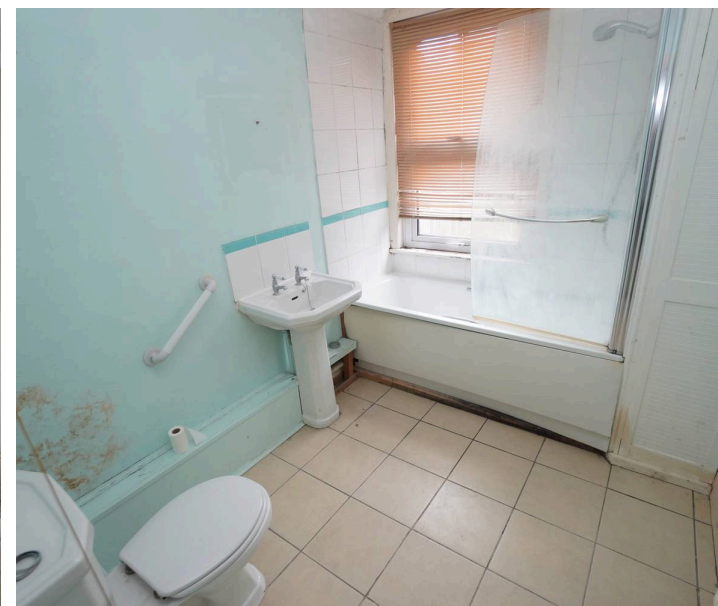
EPC Energy Efficiency Rating: D

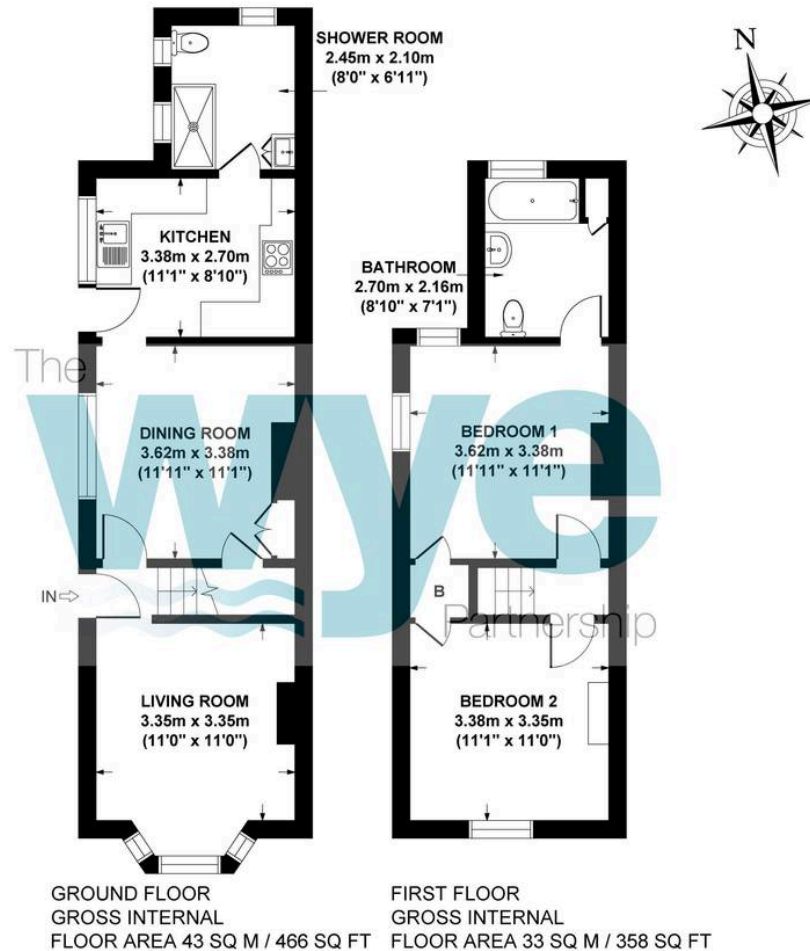


31 Spring Gardens Road

High Wycombe, High Wycombe

This two bedroom end of terrace house presents an excellent opportunity for buyers seeking a property to modernise, ideally situated in a sought after location within walking distance of the town centre and train station. The accommodation comprises living room, a separate dining room, a kitchen, and a practical shower room on the ground floor. Upstairs, the property offers two well proportioned double bedrooms and a family bathroom. Benefiting from gas central heating and double glazing throughout, the house provides comfortable living spaces with scope for personalisation. Additional advantages include off street parking for convenience and the added benefit of being offered with no onward chain, making it suitable for those looking to move swiftly. This property is a fantastic prospect for first time buyers, investors, or anyone wishing to create a home tailored to their own tastes, all within a highly desirable area close to local amenities and transport links.





SPRING GARDENS ROAD, HIGH WYCOMBE, HP13 7AG
APPROX. GROSS INTERNAL FLOOR AREA 76 SQ M / 824 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

The Wye Partnership High Wycombe

Wye House, 15 Crendon Street, High Wycombe - HP13 6LE

01494 451300 • wycombe@wyeres.co.uk • www.wyeres.co.uk/

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

