



**Eaton Avenue, High Wycombe, Buckinghamshire, HP12 3BS**

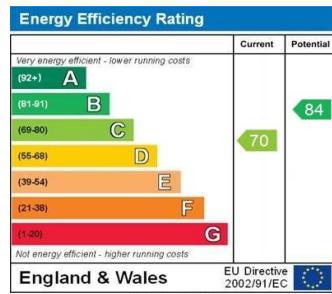
## Extended semi detached home offering flexible accommodation on west side of town.

| Extended Semi Detached Home Offering Flexible Accommodation | Reception Hall | Sitting Room with Open Plan Kitchen | Front Reception Room | Rear Reception Room/Bedroom 4 | Downstairs Shower Room | Three First Floor Bedrooms | Bathroom | Gas Central Heating | Double Glazing | Off Street Parking | Enclosed Garden with Detached Garden Room | Viewing Recommended |

We are pleased to offer for sale this semi-detached house situated on the West side of High Wycombe town centre. The property has been extended to provide an additional ground floor bedroom/reception room and shower room, in addition to the three first floor bedrooms and bathroom. There are two reception rooms, one of which is open plan to the kitchen. The property benefits from gas central heating to radiators, sealed unit double glazed windows, rear garden with detached garden room and parking to the front. Viewing recommended.

# Price... £400,000

Freehold



## LOCATION

Situated on the west side of High Wycombe within easy reach of local community shops which cater for day-to-day needs. Local transport networks run close by giving easy access to the town centre which offers a wide range of shopping, leisure, hospitality and travel facilities including a mainline rail link to London/Birmingham.

## DIRECTIONS

From High Wycombe town centre proceed out along the A40 West Wycombe Road and continue along passing the BP petrol station, on the left, and take the third turning on the left just before the traffic lights into Mill End Road. Continue along Mill End Road passing the school then take the first left into Eaton Avenue and the property can be found on the left-hand side.

## ADDITIONAL INFORMATION

### COUNCIL TAX

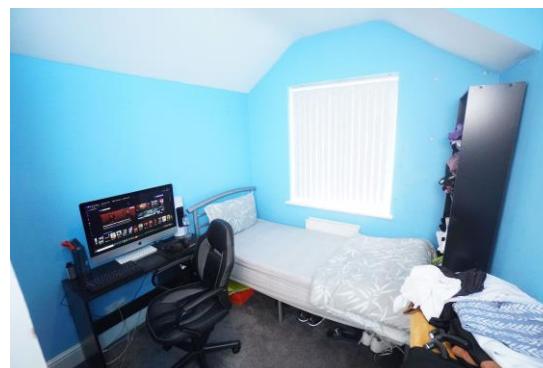
Band C

### EPC RATING

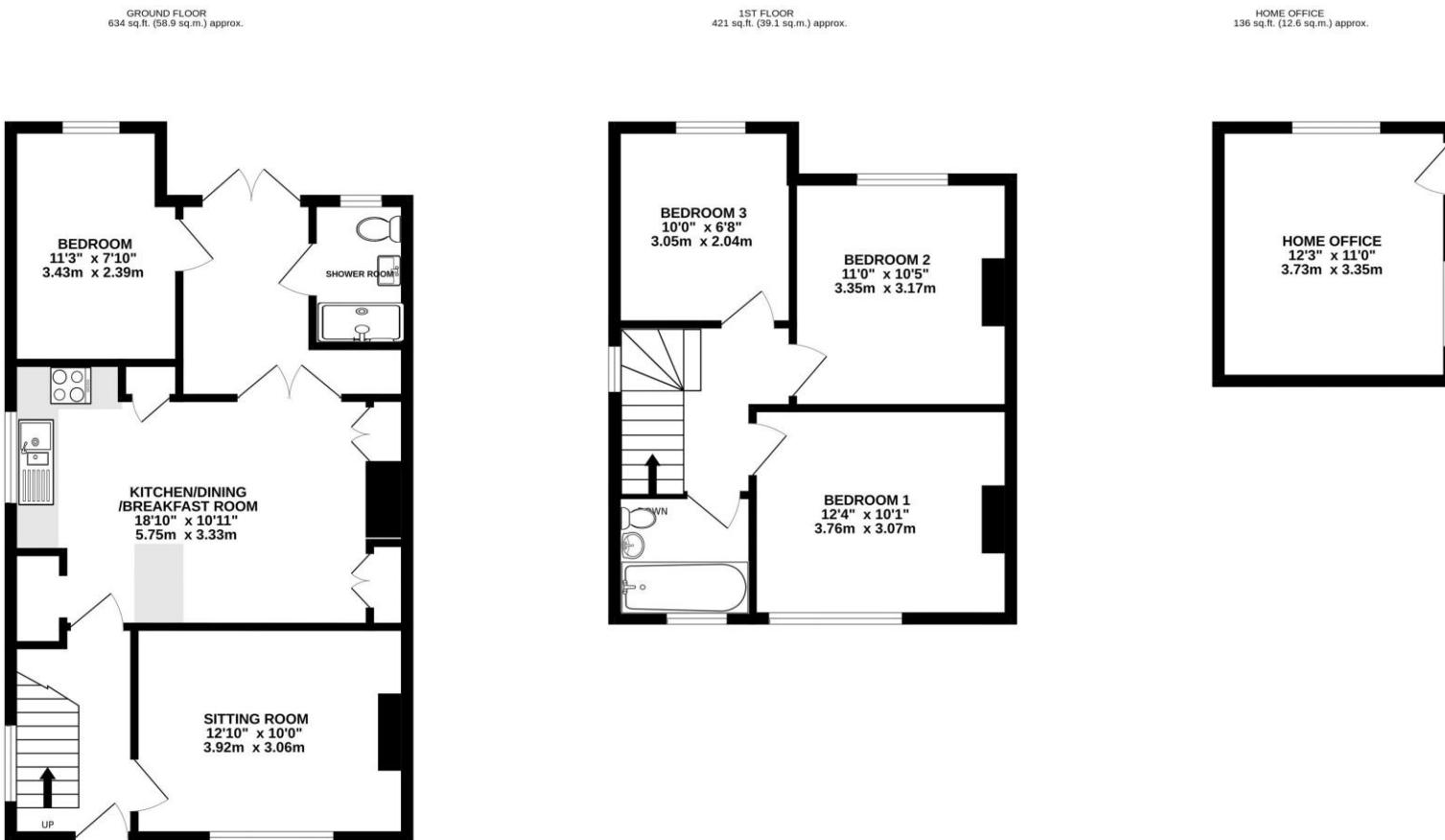
C

## MORTGAGE

Contact your local Wye Residential office who can introduce you to their Independent Financial Adviser



*Whilst we endeavour to make our sales details accurate and reliable they should not be relied upon as statements of representation of fact and do not constitute any part of an offer or contract.*



TOTAL FLOOR AREA : 1190 sq.ft. (110.6 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.

Made with Metropix ©2025



Wye House, 15 Crendon Street, High Wycombe Bucks, HP13 6LE  
01494 451 300  
[wycombe@wyeres.co.uk](mailto:wycombe@wyeres.co.uk)  
[wyeres.co.uk](http://wyeres.co.uk)

The **wye** Partnership