



4 bed detached house to buy in

West Wycombe Road, High Wycombe,
Buckinghamshire, HP12 3AS

£700,000 Starting Bid

 x 4  x 2  x 1

Tenure

Freehold

Driveway parking

Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Versatile 1950's detached home on the west side of High Wycombe
- ✓ Bright entrance hall with bay window and access to rear balcony
- ✓ Self-contained apartment with living room, bedroom, kitchen &
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Starting Bid £700,000.

DEVELOPMENT OPPORTUNITY. PLANNING PERMISSION GRANTED. Planning Permission granted for this property to be developed into 8 apartments. Plans are available for examination upon enquiry - in a popular location this property is an attractive development proposition.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Located on the ever-popular west side of High Wycombe, 255 West Wycombe Road is a highly versatile 1950's detached home offering flexible accommodation, including a self-contained annexe—ideal for multi-generational living, rental income, or working from home.

The Main House

The property welcomes you via a bright and spacious entrance hall, featuring a bay window to the front and doors opening onto a rear balcony overlooking the garden. The ground floor provides well-balanced living space, including a separate dining room and kitchen, both of which offer excellent potential to be opened up into a stunning kitchen/breakfast/family room. A convenient cloakroom completes the ground floor.

To the first floor, there are three generously sized bedrooms, all well-proportioned, along with a family bathroom, making it an ideal layout for growing families.

The Basement Apartment / Annexe

A particular feature of this home is the self-contained basement apartment, offering its own independent living space. Comprising a spacious living area, double aspect bedroom, kitchen, and bathroom, this area is perfect for extended family, guests, or as a potential rental opportunity.

Outside

The property enjoys a generous rear garden, mainly laid to lawn, complemented by a good-sized patio area—ideal for outdoor entertaining. To the front and side, there is driveway parking providing convenient off-road parking.

Situation

The property currently has a tenant-in-situ paying £2350.

Development Potential

Planning Permission is in place for Development into 8 Apartments.

Location & Commuting

West Wycombe Road is perfectly positioned for both local amenities and transport links. For commuters, the nearby M40 motorway provides excellent road access to London, Oxford, and Birmingham, while High Wycombe railway station offers direct train services into London Marylebone, making this an ideal choice for those needing to travel into the capital.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £700,000

Property Type: Detached House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

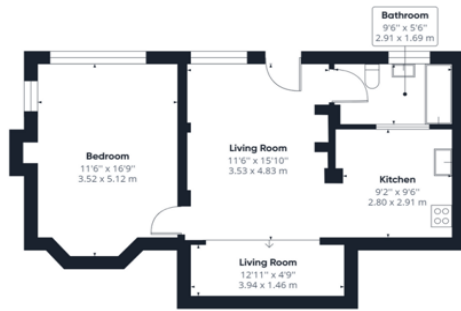
Water meter: No

Sewerage: Standard UK domestic

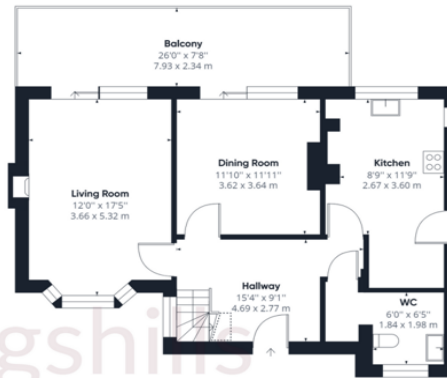
Air conditioning: No

Broadband: FTTP (fibre to the premises)

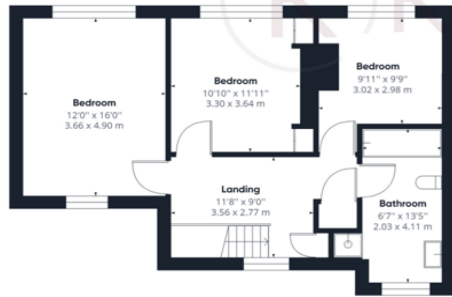
Mobile signal coverage: Good



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1944.68 ft²
180.67 m²

Reduced headroom

5.13 ft²
0.48 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

West Wycombe Road, High Wycombe, Buckinghamshire, HP12 3AS

Contact your local branch today for more information on this property:

134 High Street, Peterborough, Cambridgeshire, PE2 8DP, www.mandairs.co.uk

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