

FREEHOLD



# ROSEBERY AVENUE, HIGH WYCOMBE, HP13 7AH

Guide Price

£485,000

## FEATURES

- Edwardian semi-detached home
- Three bedrooms
- Two reception rooms
- Two bathrooms
- Conservatory
- Side & rear gardens
- Family home
- Scope to extend (STPP)
- Residential location
- One mile to station



**Rye  
View**  
HOMES

# 3 Bedroom House located in High Wycombe

Situated on an established residential road, this attractive Edwardian semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families seeking a property with character, generous living space.

The property retains a wealth of period charm while providing well-proportioned rooms throughout. Upon entering, you are welcomed into a bright sitting room, offering an inviting space to relax. To the rear is a spacious family room, ideal for both everyday family living and entertaining guests. The fitted kitchen provides ample storage and worktop space and leads directly into the conservatory, creating a wonderful additional reception area overlooking the garden. The ground floor is further complemented by a family bathroom.

To the first floor are three well-proportioned bedrooms, all offering comfortable accommodation for a growing family. The principal bedroom enjoys plenty of natural light, whilst the remaining bedrooms provide flexible space for children, guests or a home office. A second bathroom serves the first-floor accommodation, providing added convenience for modern family living.

Externally, the property benefits from attractive side and rear gardens, offering excellent outdoor space for entertaining, children to play or keen gardeners. The property also presents exciting scope to extend, subject to the necessary planning permissions (STPP), allowing prospective purchasers to further enhance this already spacious family home. Conveniently located within one mile of the train station and close to a range of local amenities, including Rye Lido, high-achieving grammar schools, and excellent transport links, this charming Edwardian home combines period character, generous accommodation, and outstanding potential within a highly desirable residential location.

Accommodation:

Ground Floor:

Sitting Room – 12'4" x 10'11" (3.75m x 3.33m)  
Family Room – 12'8" x 12'3" (3.87m x 3.74m)  
Kitchen – 8'10" x 8'8" (2.70m x 2.65m)  
Conservatory – 10'6" x 9'9" (3.19m x 2.97m)  
Family Bathroom

First Floor:

Bedroom One – 12'4" x 11'1" (3.75m x 3.37m)  
Bedroom Two – 9'9" x 9'5" (2.98m x 2.87m)  
Bedroom Three – 8'11" x 8'10" (2.72m x 2.68m)  
Family Bathroom

Additional Information:

Approximate Gross Internal Area – 1,078 sq. ft. (100.1 sq. m.)  
Ground Floor – 631 sq. ft. (58.6 sq. m.)  
First Floor – 447 sq. ft. (41.5 sq. m.)

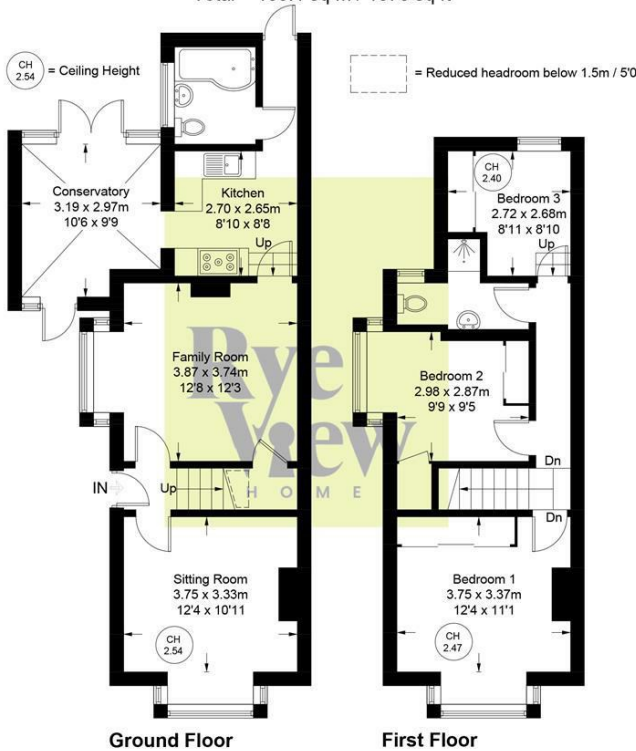
Note: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.



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**Rosebery Avenue, HP13 7AH**

Approximate Gross Internal Area  
Ground Floor = 58.6 sq m / 631 sq ft  
First Floor = 41.5 sq m / 447 sq ft  
Total = 100.1 sq m / 1078 sq ft



Floor Plan produced for Rye View Homes by Media Arcade Ltd ©.  
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 57      | 73                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

