



27 Colborne Road, High Wycombe, HP13 6XZ
£499,950

27 Colborne Road

High Wycombe, High Wycombe

- Deceptively Spacious Split Level Property
- Living room, Kitchen, Utility Room, Conservatory
- Four Bedrooms, Two Shower Rooms, Cloakroom
- Gas C/H, Double Glazing, Parking
- Secluded Gardens, No Onward Chain
- Cul-De Sac Location Convenient To Town Centre

Situated just over one mile North of High Wycombe centre with local shops within a 5-minute walk. Regular buses are close by running regularly to town centre and station. With 25-minute trains to London Marylebone and direct services to Birmingham and Oxford. The town offers comprehensive shopping with a library, theatre amongst it's many facilities. M40 accesses to junctions 3 and 4 are within a 10-minute drive. There are a number of green spaces and parks close by including the 'The Rye' with it's many attractions including Lido, playgrounds and riverside cafe with boats for hire

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



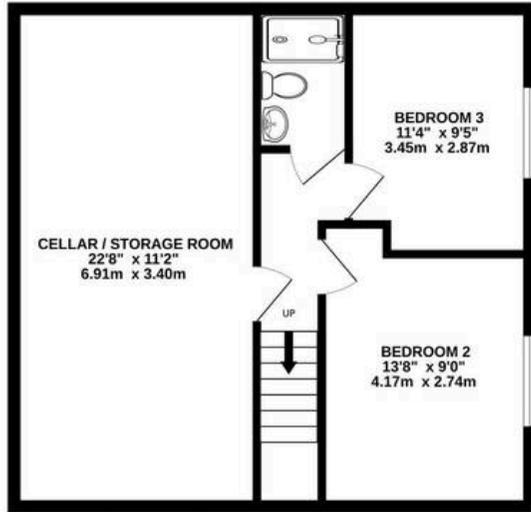
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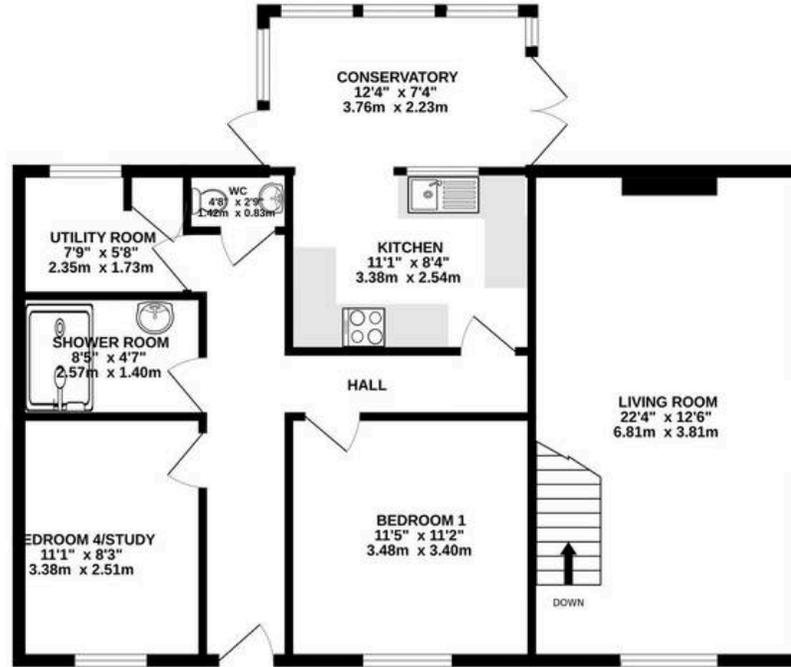
A deceptively spacious split level detached bungalow situated in a cul-de-sac location convenient to both local and town centre amenities. The property is well presented throughout, complimented by well-maintained secluded gardens. With accommodation comprising on the ground floor; hallway, living room with fireplace stairs to lower ground floor, kitchen open to conservatory, utility room, two good size bedrooms and shower room. On the lower ground floor there is 22' cellar storage room, two further bedrooms and a further shower room. The property is double glazed and has a gas central heating system. To the outside there is hardstanding to the front providing off-road parking with a good size decked terrace to the rear with steps descending to a lawned garden with a delightful summerhouse/cabin.



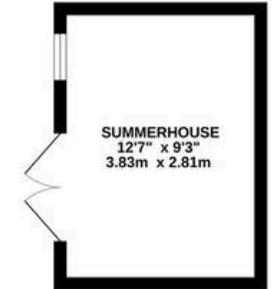
LOWER GROUND FLOOR



GROUND FLOOR



OUTBUILDING



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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