



# 107 Amersham Road, High Wycombe, Buckinghamshire, HP13 5AD

A charming two-bedroom Victorian terraced home, full of original character features and offered to the market in excellent condition with no onward chain. Ideally located on the Hazlemere side of High Wycombe, the property is within walking distance of High Wycombe mainline railway station—offering fast access to London Marylebone in under 30 minutes, as well as local schools, shops, and amenities, including a Tesco Express just 350 yards away. The accommodation comprises: a spacious lounge with bay window and feature fireplace, a separate dining room/second reception room with its own feature fireplace, a modern fitted kitchen, and a spacious utility room. Upstairs offers two generous double bedrooms and a contemporary four-piece family bathroom. Additional benefits include: driveway parking (with ample on street parking available nearby), boarded loft storage with pull down ladder & lighting, a large enclosed rear garden, gas central heating, and UPVC double glazing throughout.

**NO ONWARD CHAIN**  
**DRIVEWAY PARKING**  
**WALKING DISTANCE TO TRAIN STATION**  
**ENCLOSED REAR GARDEN**  
**MODERN FITTED KITCHEN**  
**LARGE FOUR PIECE BATHROOM**  
**TWO DOUBLE BEDROOMS**  
**GAS CENTRAL HEATING**  
**UPVC DOUBLE GLAZING**  
**CLOSE TO AMENITIES**







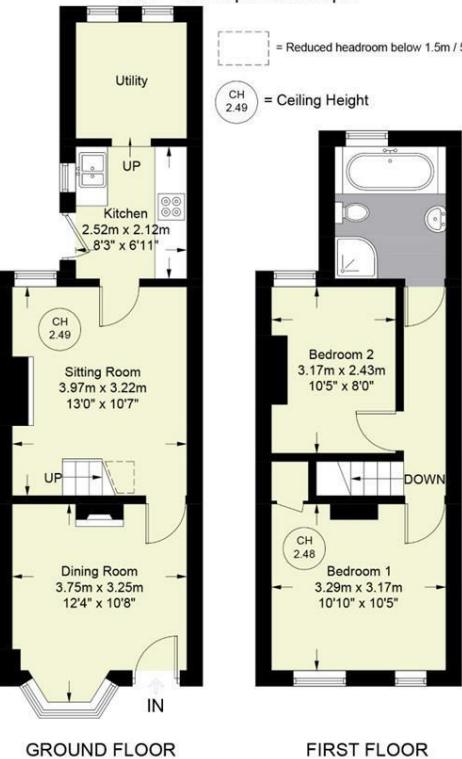
## Amersham Road

Approximate Gross Internal Area

Ground Floor = 381 sq ft / 35.4 sq m

First Floor = 317 sq ft / 29.5 sq m

Total = 698 sq ft / 64.9 sq m



Floor Plan produced for Hursts by Media Arcade ©.

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.

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

**Hurst** Estate Agents