



32 Chorley Road, West Wycombe, High Wycombe, Buckinghamshire, HP14 3AR

Offers in excess of £450,000 *Freehold*



JNP are excited to market this semi-detached property located on Chorley Road. The property needs modernisation with great potential to extend subject to planning permission.

- Semi-detached house
- Amazing countryside views to the front and rear
- In need of refurbishment
- Three bedrooms
- Living room and dining room
- Kitchen
- Bathroom downstairs
- The roof and front doors were replaced circa 4 years ago
- Substantial front garden with a driveway
- Garage
- Large rear garden
- Owned by the same family for over 60 years
- Rural location with breathtaking countryside views
- Catchment area for West Wycombe school
- Walking distance to charming and historic West Wycombe village
- Potential to extend (STPP)
- EPC: E





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On the ground floor, the property comprises two reception rooms, a kitchen and a downstairs bathroom. On the first floor, there are three well-proportioned bedrooms with a shower cubicle to the main bedroom. To the front is a great size garden with a driveway. To the rear is a large garden backing onto the fields. The property further benefits from a detached garage.

Particular mention should be made of the rural outlook from the property to the front towards open countryside, rear gardens that back directly onto fields and angled views towards the Golden Ball at West Wycombe, as illustrated. Chorley Road itself is a highly desirable and sought-after location which forms part of the historic National Trust village of West Wycombe providing a well-regarded primary school and local facilities with High Wycombe

town centre offering comprehensive shopping facilities, access to the M40 Motorway, upgraded train link to London and theatre being within driving distance.

#### Directions

Leave the town on the A40 West Wycombe Road. Continue on this road for approximately two miles until reaching the mini roundabout at the Murco petrol station. Continue straight on through West Wycombe Village taking the next turning right into Corley Road. Proceed on this road for approximately half a mile where the property will be found on the right-hand side identified by a JNP For Sale board.

#### Freehold Notes

Council Tax band D. EPC band E.

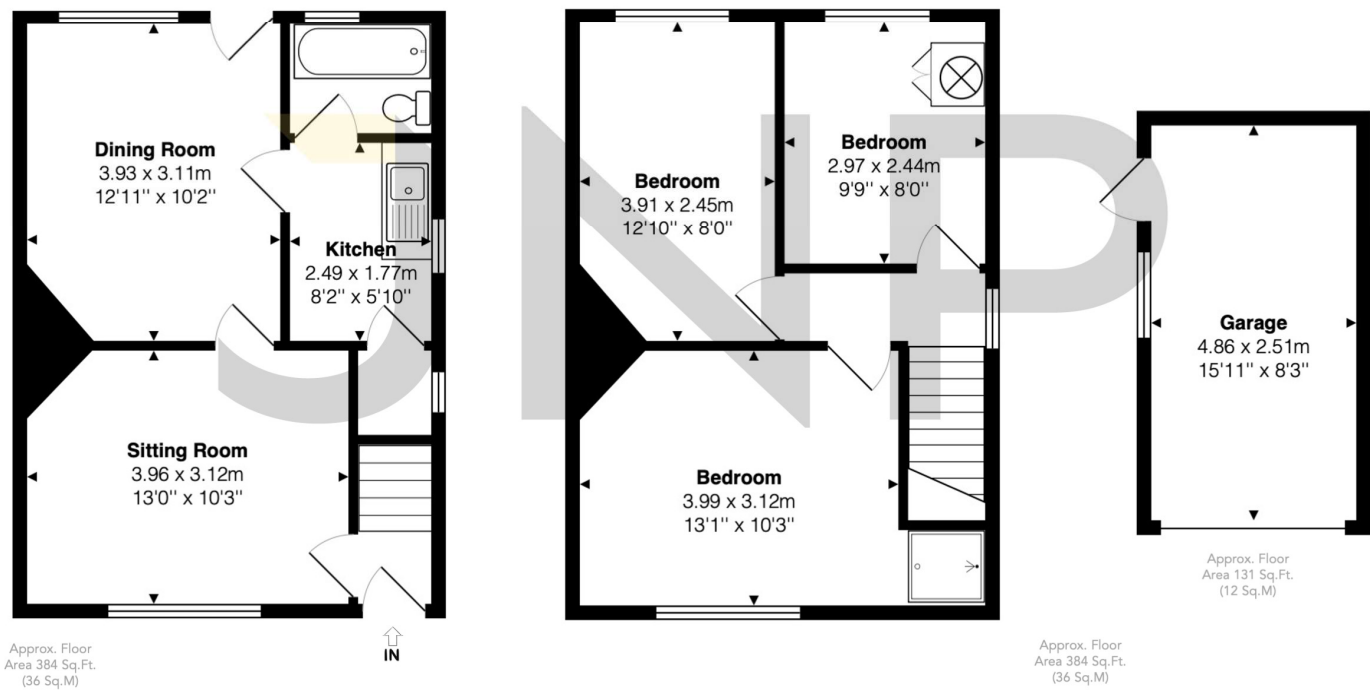
#### Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of AIG (KH) Ltd T/A JNP.

#### AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.





The approximate total area for the elements of the property represented on the floorplan is 84 SqM (899 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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