



## Residential Portfolio in HP12

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

**£860,000** Starting Bid

Allocated parking

## Property features

- ✓ Substantial seven-bedroom
- ✓ Currently Council Tax Bands C & E
- ✓ Generous outdoor space including a large rear garden and private
- ✓ Excellent ongoing rental income with high-yield investment
- ✓ Double-length garage currently used as a home gym

## Arrange a viewing

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Branch Manager  
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Full description

This delightful seven - bedroom detached home is available for sale, situated along a main road in High Wycombe. Currently, the property is partially tenanted out but it holds significant redevelopment potential, pending appropriate planning permissions.

The residence is spread across three levels, with the top floor and first floors occupied by tenants.

Top Floor: 3 bedrooms, 1 bathroom

First Floor: 2 bathrooms, 1 bathroom, 1 kitchen with adjacent utility passage, and a living room that features an adjoining terrace with stunning views of the rear garden.

Ground Floor: A separate unit comprising 2 bedrooms, 1 bathroom, a fully fitted kitchen and a living room (currently occupied by owner).

On the exterior, the property boasts a spacious rear garden and a detached double garage, which is presently utilized as a gym. This outdoor space, accessible via a broad side ramp, presents ample opportunities for substantial development for investors and buyers, all subject to local planning regulations.

Key Features:

- FREEHOLD
- Ideal investment property with potential for redevelopment
- Seven bedroom detached house
- Two kitchens & seven bedrooms

- Massive rear garden with wider side access

- High rental income

- Tax Band C & E

Price: Starting Bid £860,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: Allocated

## Description

Substantial and versatile seven-bedroom property arranged over three floors.



## Location

Situated in a well-established, popular residential area with strong demand -

High Wycombe Station (1.5 mi)

Saunderton Station (3.3 mi)

Marlow Station (4.7 mi)



## Rental Investment

Excellent ongoing rental income with high-yield investment potential -  
Currently achieving anywhere from £450-650pcm per room



## Tenure

Freehold



## Council Tax/EPC

EPC - Valid / Currently Council Tax Bands C & E



## **Additional Information**

Should you have any further questions or wish to discuss arranging a viewing please contact the team on 01917371154.





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

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

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