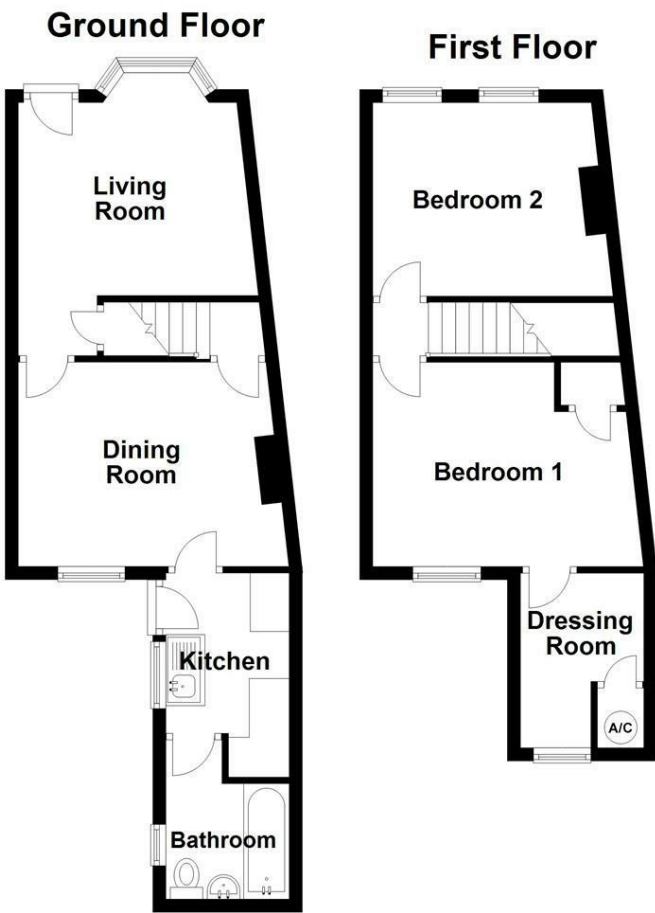




449 London Road, High Wycombe, Buckinghamshire,  
HP11 1EL



Not to scale. For illustrative purposes only



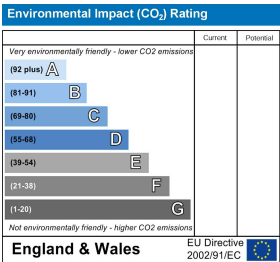
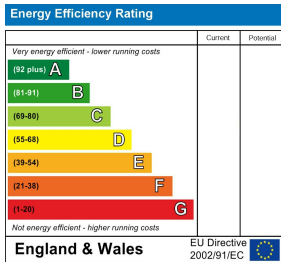
For Auction, Guide £200,000+

\*\* FOR SALE BY AUCTION ON WEDNESDAY, 24TH SEPTEMBER 2025 COMMENCING AT 1PM  
\*\* SALE VIA A LIVE-STREAMED AUCTION \*\* GUIDE PRICE £200,000+ \*\* VIEWING DATES TBA \*\*

A characterful two/three bedroom period cottage with off-road parking, offering excellent potential for improvement and situated in a highly convenient location on London Road, approximately 1.5 miles from High Wycombe Train Station. The property is also within easy reach of High Wycombe town centre and a short drive from the M40 motorway, making it ideal for commuters and those seeking strong transport links. The accommodation comprises a front-facing lounge, a separate dining room, and a kitchen to the rear. There is also a ground floor bathroom. On the first floor are two well-proportioned double bedrooms. A versatile additional room is located off the rear bedroom, making it ideal for use as a home office, dressing room, or could be repurposed into an en-suite bathroom. Externally, the property benefits from a driveway to the front providing off-road parking, and a private, enclosed rear garden. The house is in need of full modernisation throughout and presents an excellent opportunity for buyers looking to add value, whether for investment, resale, or owner occupation.

REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: [auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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# 449 London Road, High Wycombe, Buckinghamshire, HP11 1EL

## ACOMODATION

### ENTRANCE

Front, leading into

### LOUNGE

12'9 x 12

Bay fronted with double glazed window, under stairs cupboard, door to



### DINING ROOM

13'5 x 10'3

Double glazed window to rear, fireplace, door leading to stairs to 1st floor, door to



### KITCHEN

8'10 x 6'3

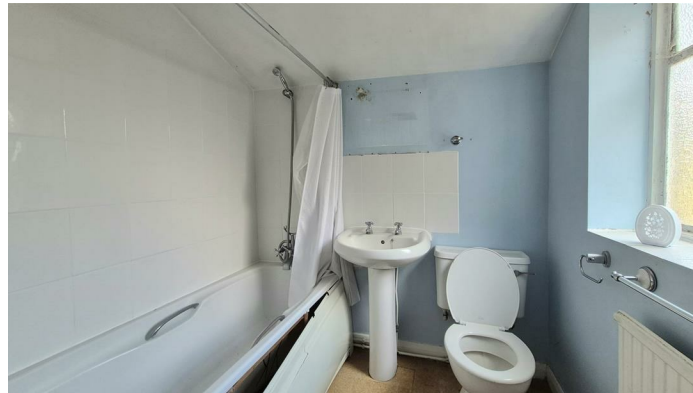
With a range of fitted units, window and door to side, door to:



### BATHROOM

8 x 6'1

Window to side, bath, sink and WC



### LANDING

Doors to

### BEDROOM ONE

13'5 x 10'3

Double glazed window to rear, integrated cupboard, door to



### UTILITY ROOM/DRESSING ROOM

8'10 x 6'3

Double glazed window to rear, airing cupboard housing hot water tank and boiler.



### BEDROOM TWO

11'10 x 9'10

Two double glazed windows to front



### OUTSIDE



### REAR GARDEN

With a timber lean-to, patio area and lawn area.



### PARKING

OFF ROAD PARKING TO THE FRONT

### COUNCIL TAX

BAND C

### SERVICES

No appliances or services have been tested

### PRICE INFORMATION

\*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

### BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

### BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3000 plus vat (£3600)

### HOW TO GET THERE

From Central High Wycombe follow the A40 south which leads into London Road and 449 will be on your left hand side after the Tesco Express and local convenience stores

DOISA/1408SA0164

For further information on viewing call 01908 030127