

STEPHEN JAMES

RESIDENTIAL



Benjamin Road, High Wycombe, HP13



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A generously proportioned 5-bedroom, 2-bathroom detached Victorian home in a convenient part of High Wycombe.

- Characterful Property
- Five Bedrooms
- Off-Road Parking
- Central Location
- Large Garden
- Versatile Reception Rooms

This house offers plenty of versatility, whether you are looking for a large family home or an investment opportunity. Available with vacant possession and no onward chain.

The ground floor features three versatile reception rooms, ideal for dedicated living, dining, and family areas, alongside a fitted kitchen with generous storage and worktop space. A ground-floor shower room adds further everyday practicality. All five bedrooms are arranged across the first floor, together with a family bathroom and a well-lit landing. Outside, a private rear garden extends to approximately 105 ft in depth, offering excellent space for entertaining or relaxing, complete with a rear garage/workshop providing valuable additional storage. To the front, the property benefits from off-road parking.

There is also clear potential to extend (subject to obtaining the necessary planning consents), an appealing option for buyers looking to add space and value over time.



Five-Bedroom Detached Home

Recent Improvements & Peace of Mind: A modern condensing boiler (installed 2022) remains under manufacturer's warranty, offering energy-efficient, low-maintenance performance for years to come.

EPC & Council Tax: The property holds an EPC rating of D. As this certificate dates from 2019, it does not reflect the 2022 high-efficiency boiler installation; buyers can therefore expect better real-world energy efficiency than the historic rating indicates. The property falls under Council Tax Band E.

A Note for Investors: The home has been set up to meet 5-occupant HMO standards, offering an exceptional head start on compliance. A hard-wired fire alarm and emergency lighting system, installed and monitored 24/7 by Cryptex, is already in place. Combined with vacant possession and an updated heating system under warranty, this provides a straightforward route to operational setup without typical regulatory delays.

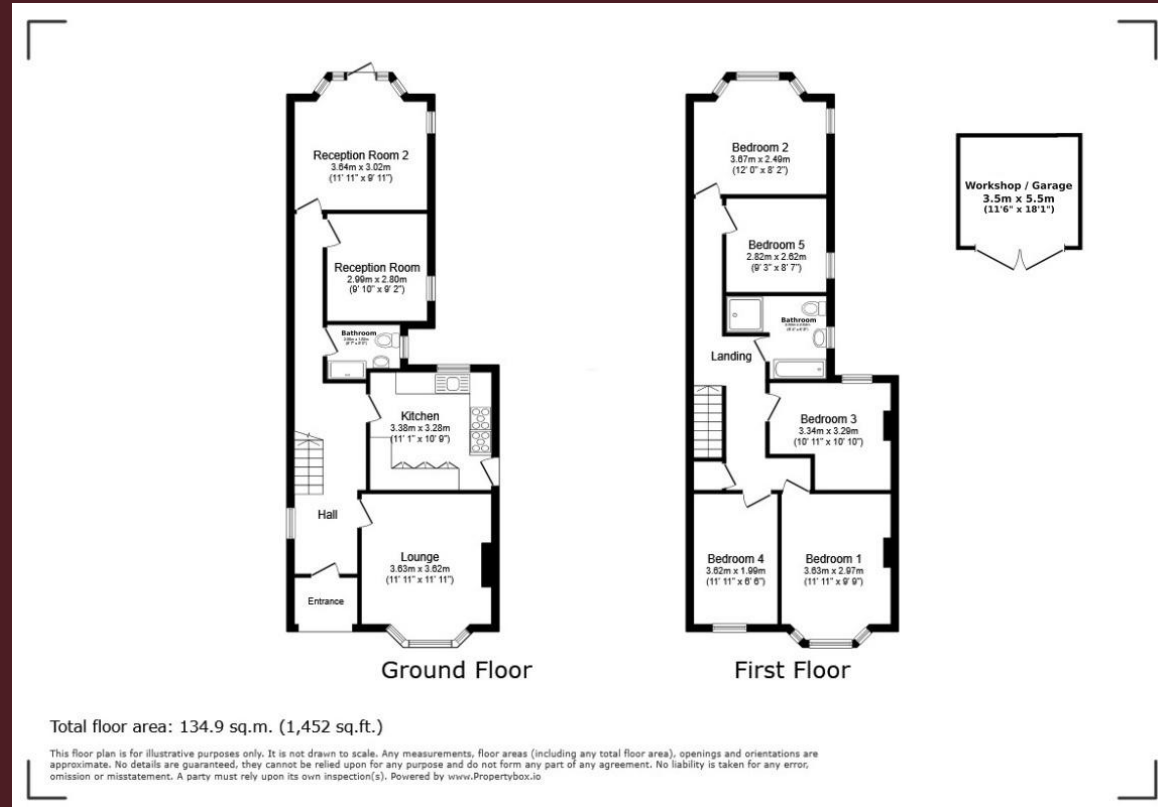
Location: Ideally positioned for easy access to High Wycombe town centre, with superb transport connections including High Wycombe railway station (reaching London Marylebone in as little as 27 minutes). The property also benefits from swift access to the M40 and sits close to picturesque countryside walks across the surrounding Chiltern Hills.







Floor Plan



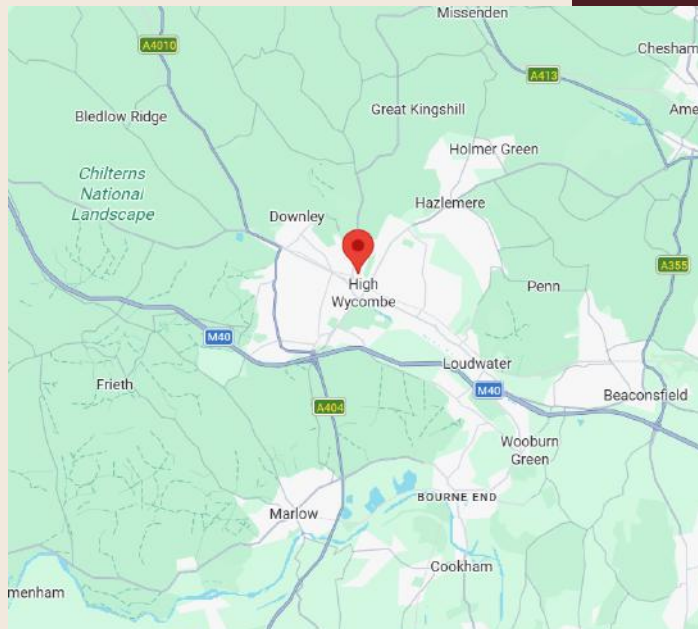
Location



HP13 6SP

Energy Performance
Certificate (EPC)

EPC : D



Amenities



Nearest Train Station
High Wycombe, 0.4 Miles

Nearest Leisure Centre
Wycombe Rye Lido, 0.9 Miles

Nearest Supermarket
Morrisons, 0.2 Miles

Nearest Pub
Spindle & Thread, 0.1 Miles

Nearest Park
The Rye, 0.7 Mile

Primary Schools

Hamilton Academy (State), Ofsted: Good, 0.1 Miles
Godstowe Preparatory School (Independent), ISI: Excellent, 0.2 Miles
High Wycombe CofE Combined School (State), Ofsted: Good, 0.5 Miles

Secondary Schools

The Chalfonts Independent Grammar School (Independent), 0.6 Miles
Royal Grammar School (State Grammar, Boys), Ofsted: Good, 0.7 Miles
Wycombe High School (State Grammar, Girls), Ofsted: Outstanding, 1.1 Miles

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