



**Connells**

New Road  
High Wycombe



### Property Description

A fantastic opportunity to purchase this family home on a large plot in New Road. Offered to the market with no onward chain. The current owner had planning permission granted in the early 70s, pre dating current records, and has a two storey extension to the right side of the property. This extension is not fully finished so will need work completing. The main property itself is in need of updating. The current layout boasts three reception rooms, kitchen and utility area. The first floor has four bedrooms and family bathroom. There is also potential (STTP) to further extend the property to the side, back and into the loft.

The property also benefits from an in/out driveway with ample parking and a garage. Good sized workshop. A large enclosed garden mostly laid to grass with mature trees and hedges.

Located in the Cressex area of High Wycombe, a short walk from a number of amenities including shops and a bus route that services the town centre. There are several schools in the local area including Chepping View Academy, Cressex School, John Hampden Grammar for boys and Wycombe High School for girls all within walking distance.

### Agents Note: Planning

Vendors are in contact with the local authority to obtain further information.

### Agents Note: Land Registry

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly. Vendor holds the title deeds.

### Porch

### Entrance Hall

### Reception Room

Irregular Shaped Room 16' 7" max x 11' 8" max (5.05m max x 3.56m)

### Living Room

Irregular Shaped Room 16' 9" max x 17' 5" max (5.11m max x 5.31m)

### Downstairs WC

### Dining Room / Office

Irregular Shaped Room 9' 10" max x 10' 1" max (3.00m max x 3.07m)

### Kitchen

Irregular Shaped Room 6' 5" max x 17' 4" max (1.96m max x 5.28m)

### Utility Room / Storage Area

Irregular Shaped Room 16' 5" max x 10' max (5.00m max x 3.05m)

### Workshop

Irregular Shaped Room 5' 10" max x 6' 10" max (1.78m max x 2.08m)

## First Floor

### Landing

#### Bedroom One

16' 4" max x 16' 10" max (4.98m max x 5.13m max)

#### Bedroom Two

10' max x 11' 8" max (3.05m max x 3.56m max)

#### Bedroom Three

Irregular Shaped Room 9' 8" max x 10' 8" max (2.95m max x 3.25m)

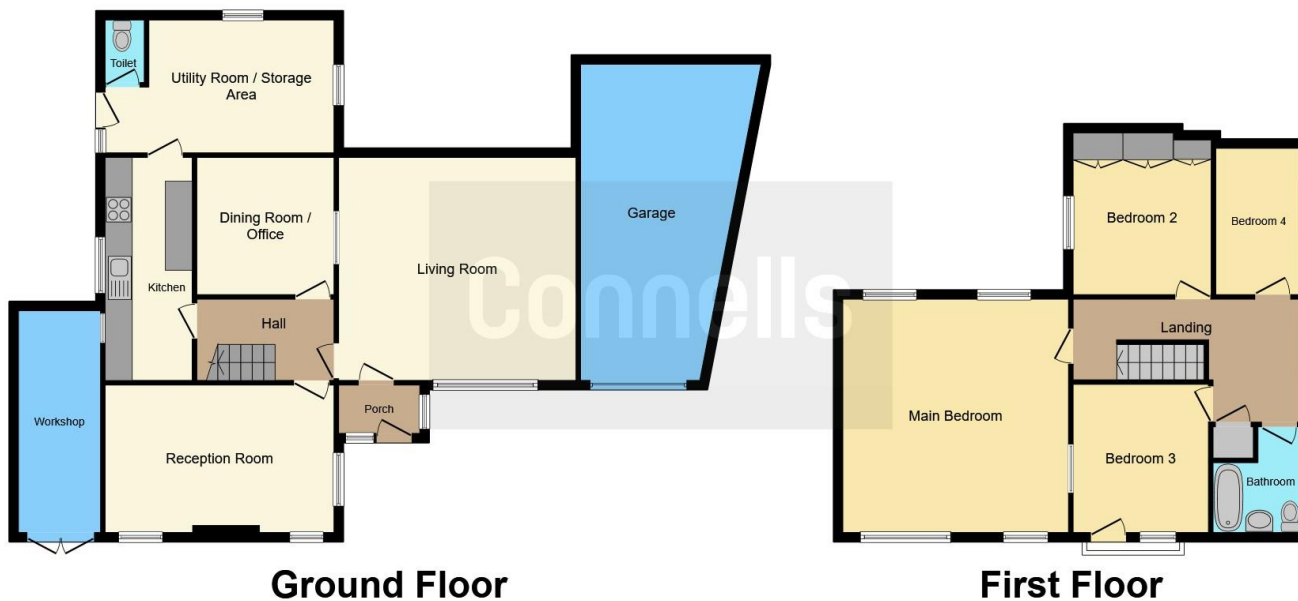
#### Bedroom Four

Irregular Shaped Room 6' 4" max x 10' 7" max (1.93m max x 3.23m)

#### Bathroom

Irregular Shaped Room 6' 5" max x 10' 7" max (1.96m max x 3.23m)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: G**

**view this property online [connells.co.uk/Property/WYC311714](http://connells.co.uk/Property/WYC311714)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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