



Connells

Deeds Grove
High Wycombe



Property Description

Three bedroom semi-detached house in excellent position, within walking distance of the Cressex Industrial Estate.

The front door brings you into the entrance hall, with stairs leading to the first floor. There is a good sized open plan living / dining room fire place with gas coal effect fire fitted. Modern fitted kitchen with wall and base level units, integrated oven and hob with extractor, space for white goods and door to the rear garden.

There are three bedrooms to the first floor. The master bedroom is a double room and currently has a wardrobe, installed by the vendor, with hanging rail and shelves and fronted with mirrored doors. The carpet is fully fitted to the wall so the wardrobe could be removed if desired. Bedroom three has a small cupboard fitted over the stairs with an attached book case.

The family bathroom is fully tiled with bath tub with shower over and wash hand basin with vanity and airing cupboard with hot water cylinder and immersion heater. The toilet is in a separate fully tiled room next to the bathroom.

Externally the property benefits from a detached garage and driveway parking for two cars in tandem and side access to the rear garden. Steps leading to the front door, mature garden bordered by hedges and shrubs and plants. The rear garden is approximately 85 feet long, fully enclosed with mature trees, hedges and shrubs and benefits from being mostly level. With a covered paved patio area, two wood and one concrete shed.

Entrance Hall

With stairs to the first floor and doors to:

Living / Dining Room

11' 7" max x 24' 4" max (3.53m max x 7.42m max)

Large open plan reception room with bay window to the front aspect and patio doors to the rear. Fire place with gas coal effect fire fitted.

Kitchen

7' 7" max x 8' 8" max (2.31m max x 2.64m max)

Modern fitted kitchen with wall and base level units. Integrated oven and hob with extractor over. Space for white goods. Door leading to the garden. Window overlooking the garden.

Landing

Window to side aspect. Doors to

Bedroom One

12' 8" max x 10' max (3.86m max x 3.05m max)

Front aspect room with wardrobe, installed by the vendor, with hanging rail and shelves and fronted with mirrored doors. The carpet is fitted fully to the wall so the wardrobe could be removed if desired

Bedroom Two

9' 3" max x 10' 10" max (2.82m max x 3.30m max)

Window to rear aspect

Bedroom Three

9' 4" max x 7' 3" max (2.84m max x 2.21m max)

Window to front aspect. Small cupboard fitted over the stairs with an attached book case.

Bathroom

5' 11" max x 8' 1" max (1.80m max x 2.46m max)

Rear aspect window. Bath tub with shower over and wash hand basin with vanity and airing cupboard with hot water cylinder and immersion heater.

WC

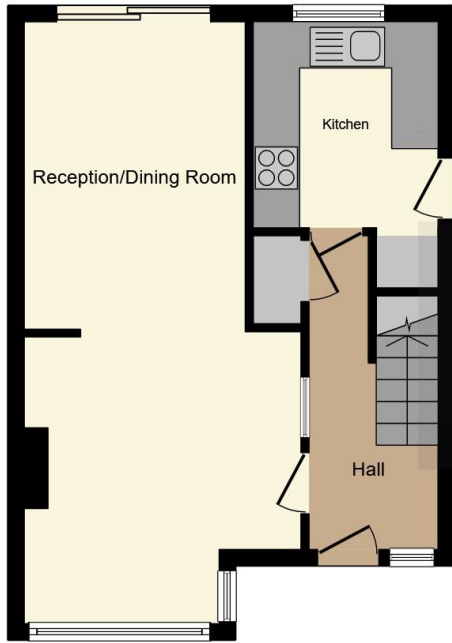
2' 4" max x 4' 2" max (0.71m max x 1.27m max)

Rear aspect window. Fully tiled with WC.

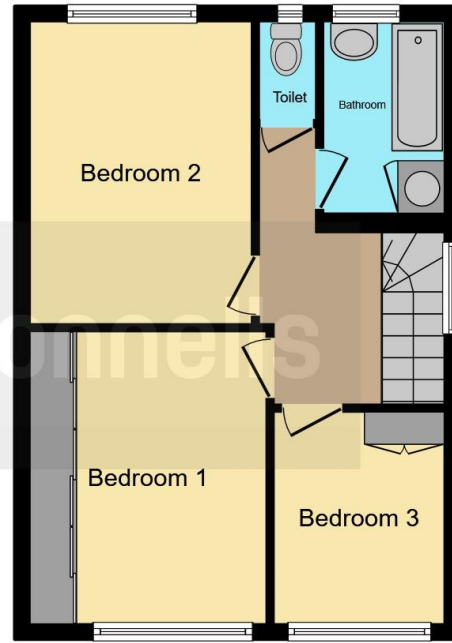
Location

Situated in a residential road, convenient for access to both the town centre and J4 of the M40 and within a reasonable walk of highly sought after schooling including Wycombe High Grammar School and John Hampden Grammar School.

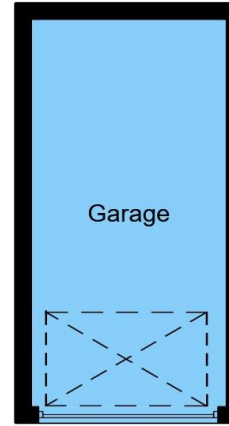




Ground Floor



First Floor



Garage

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: D

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Tenure: Freehold



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