



**Connells**

Abercromby Avenue  
HIGH WYCOMBE



### Property Description

Offered to the market with no onward chain is this terraced property on Abercromby Avenue. The property is currently being used as a four bedroom HMO with one reception room.

Upon entering the property bedroom two is located to the front aspect with bay window. The entrance hall carries on through to the stairs to the first floor and on into the reception room with built in storage. The kitchen has integrated oven and hob and a range of wall and base level storage, this leads on to a utility area with access to the rear garden, and then on into the bathroom which has bath, separate shower, WC, bidet and wash hand basin. The first floor has two double bedrooms with fitted wardrobes and a single bedroom to the rear. Further benefitting from on street parking and enclosed rear garden. The loft is fully boarded and insulated and walls plastered.

Ideally located to the west of the town centre the property benefits from a number of amenities within walking distance and a flat walk into the town centre.

### Entrance Hall

### Front Reception / Bedroom Two

### Reception Room

### Kitchen

### Utility

### Bathroom

### Bedroom One

### Bedroom Three

### Bedroom Four

### Loft

Fully boarded and insulated and walls plastered.





**Ground Floor**

**First Floor**

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: E**

**view this property online [connells.co.uk/Property/WYC311657](http://connells.co.uk/Property/WYC311657)**



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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