



**Connells**

Hughenden Road  
High Wycombe





### Property Description

Offered to the market with no onward chain, three bedroom semi-detached house. Property briefly comprises spacious living room with bay window and stairs to the first floor. Kitchen with wall and base units, integrated oven and hob, cooker hood, space for white goods and a wall mounted boiler. Downstairs bathroom with shower cubicle, WC, wash hand basin and bath tub. Storage room to rear with heating. Upstairs bedroom one benefits from bay window, fitted wardrobe and fireplace. Bedroom two with fire place and bedroom three with fitted wardrobes. The property further benefits from driveway parking for several cars and a good sized enclosed rear garden.

Located approximately a mile from the town centre with a number of amenities including the Eden Shopping Centre and mainline train station within walking distance. M40 J4 is a short drive away making this property ideal for commuters.

### Reception Room

12' 1" max x 25' 6" max (3.68m max x 7.77m max)

### Kitchen

12' max x 15' 2" max (3.66m max x 4.62m max)

### Downstairs Bathroom

8' 1" max x 7' 8" max (2.46m max x 2.34m max)

### Storage Room

12' 1" max x 10' 1" max (3.68m max x 3.07m max)

### Bedroom One

12' max x 12' 5" max (3.66m max x 3.78m max)

### Bedroom Two

12' max x 11' 5" max (3.66m max x 3.48m max)

### Bedroom Three

8' 9" max x 11' 2" max (2.67m max x 3.40m max)





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

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WYC312207](http://connells.co.uk/Property/WYC312207)**

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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