



**Connells**

Maitland Drive  
High Wycombe





### Property Description

Located a short walk from the town centre is this ground floor maisonette with private entrance. The current owner has redecorated and has also replaced windows and the front door. The property benefits from a good size reception room with sliding doors leading to a patio area and then on to the communal gardens. The kitchen has wall and base level units, integrated oven and hob with space for white goods. The main bedroom is dual aspect and benefits from a fitted wardrobe. There is a second bedroom and bathroom with shower over bath, WC and wash hand basin. Benefitting from resident and visitor parking, private patio and communal gardens.

The property is approximately one mile from the town centre and a short distance from The Royal Grammar School and the Hamilton Academy. With local shops and supermarket nearby.

### Entrance Hall

#### Reception Room

10' 7" max x 16' 9" max (3.23m max x 5.11m max)

#### Kitchen

5' 8" max x 10' 3" max (1.73m max x 3.12m max)

#### Bedroom One

8' 4" max x 13' 7" max (2.54m max x 4.14m max)

#### Bedroom Two

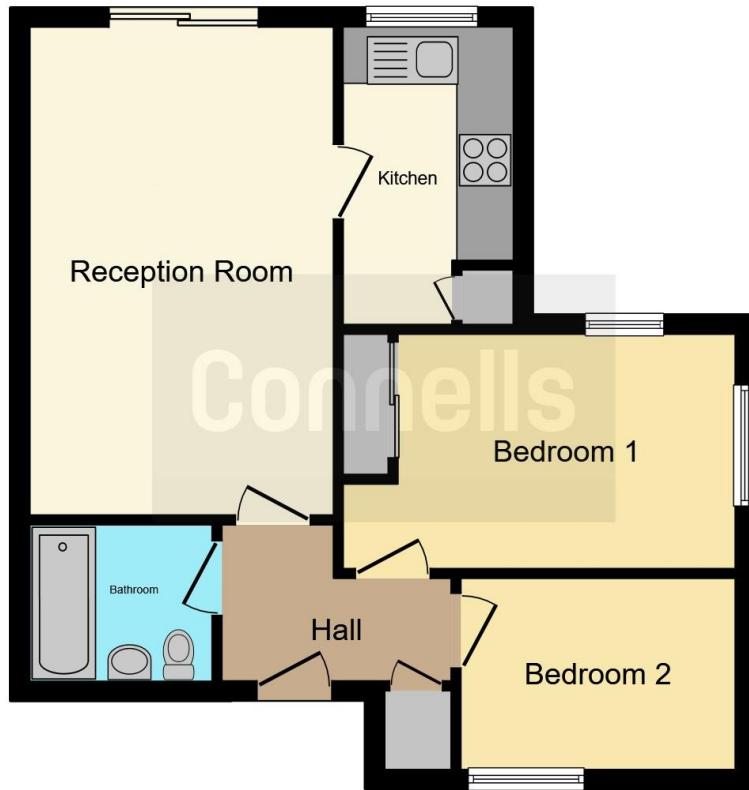
9' 5" max x 6' 6" max (2.87m max x 1.98m max)

### Bathroom

#### Reception Room

5' 8" max x 10' 3" max (1.73m max x 3.12m 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)**

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**EPC Rating: C**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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