



Connells

Herbert Road
High Wycombe



Property Description

Well-presented three bedroom semi-detached house, with additional annex. The main house has the entrance hall which has doors that lead to the downstairs WC, open plan double aspect reception room with door leading to the rear garden. Kitchen with wall and base level units and space for white goods, door to the utility room and a further door leading to the rear garden. To the first floor are three bedrooms, two of which have fitted wardrobes, and fully tiled family bathroom with bath, shower over, WC, wash hand basin and bidet.

The annex is currently arranged as three bedrooms and a shower room, but the accommodation is flexible. To the lower ground floor there is ample storage.

Vendor has advised that there is current planning permission for a loft conversion and single storey extension to the living room.

Ideally located within walking distance of local amenities, including a main bus route that takes you in to the town centre. There are a range of primary and secondary schools in the area, including grammar schools.

Entrance Hall

5' 9" max x 13' 6" max (1.75m max x 4.11m max)

Reception

13' 4" max x 21' 7" max (4.06m max x 6.58m max)

Kitchen

9' 9" max x 9' 9" max (2.97m max x 2.97m max)

Utility

8' 7" max x 8' 1" max (2.62m max x 2.46m max)

Wc

2' 6" max x 4' 5" max (0.76m max x 1.35m max)

Landing

5' 9" max x 8' 1" max (1.75m max x 2.46m max)

Bedroom One

13' 6" max x 11' 4" max (4.11m max x 3.45m max)

Bedroom Two

14' 1" max x 9' 1" max (4.29m max x 2.77m max)

Bedroom Three

8' 7" max x 7' 4" max (2.62m max x 2.24m max)

Bathroom

8' 2" max x 5' 6" max (2.49m max x 1.68m max)

Annex

Bedroom One

12' 10" max x 17' 4" max (3.91m max x 5.28m max)

Bedroom Two

24' 3" max x 8' 5" max (7.39m max x 2.57m max)

Bedroom Three

8' 10" max x 10' 1" max (2.69m max x 3.07m max)

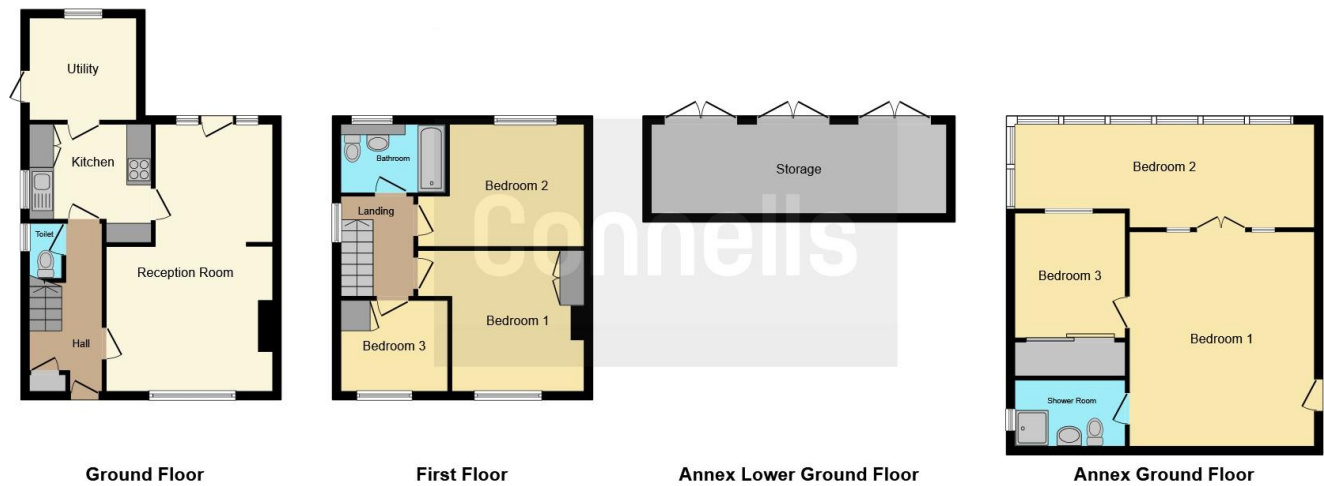
Bathroom

8' 7" max x 5' 4" max (2.62m max x 1.63m max)

Storage

23' max x 7' 2" max (7.01m max x 2.18m max)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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