



Connells

High Beeches
HIGH WYCOMBE



Property Description

Offered to the market with no onward chain is this two bedroom maisonette, located in a cul-de-sac in the Booker area of High Wycombe. The property has a private entrance that opens in to a spacious, dual aspect, reception room, with stairs to the first floor, under stairs storage and door to the kitchen. The kitchen is tiled with wall and base level units, integrated oven, hob and cooker hood and space for white goods. The upstairs landing has a storage cupboard; double main bedroom with two fitted wardrobes, second bedroom with fitted storage. Fully tiled bathroom with shower over bath, WC and wash hand basin. The property further benefits from electric heating and allocated parking as well as large communal gardens.

The property benefits from being within walking distance of a number of amenities. There is a bus service that passes the top of the road which takes you into the town center or alternatively into Cressex where you will find Asda, Next and John Lewis and much more. M40 J4 is just a few minutes' drive.

Living Room

17' max x 11' 10" max (5.18m max x 3.61m max)

Kitchen

6' 1" max x 10' 9" max (1.85m max x 3.28m max)

Bedroom One

10' 4" max x 9' 10" max (3.15m max x 3.00m max)

Bedroom Two

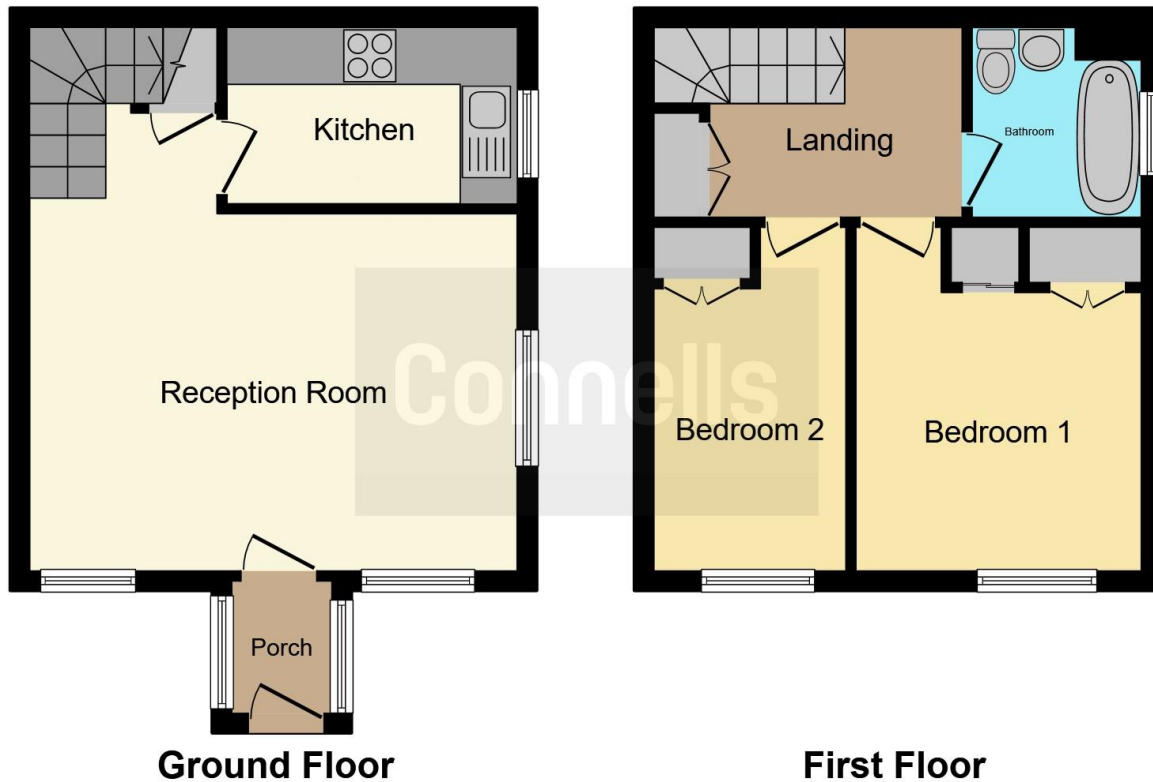
10' 1" max x 6' 7" max (3.07m max x 2.01m max)

Bathroom

5' 9" max x 7' 6" max (1.75m max x 2.29m 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

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/WYC312390

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1985. 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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