



Connells

Arundel Road
HIGH WYCOMBE



Property Description

This semi-detached house, presented in excellent condition, is located in a popular residential road. On approach there is driveway parking and garage, with steps leading to the front door. The entrance hall has stairs to the first floor and opens into the open plan living / dining room benefitting from fireplace and under stairs storage. From the dining area double doors open in to the conservatory. The kitchen has wall and base level units, space for white goods and oven and a wall mounted boiler, and door leading to the walk through which leads to the front and rear garden. Upstairs are two double bedrooms and one single, storage and the family bathroom, fully tiled with bath and shower attachment, WC and wash hand basin.

The front garden is tiered and planted with mature shrubs and plants. The rear garden has a decked seating area with wendy house and steps leading down to the main garden which is fully enclosed with astroturf, wood chipped area. The property further benefits from magnificent far reaching country views.

The property is ideally located with a number of schools and amenities in the area, with the M40 J4 only minutes drive.

Entrance Hall

Stairs to first floor and door to living room.

Reception Room

23' 4" max x 14' 1" max (7.11m max x 4.29m max)

Open plan living/dining room, doors to conservatory and kitchen. Fireplace with gas connection

Kitchen

9' 5" max x 8' 8" max (2.87m max x 2.64m max)

Gas hob, wall mounted boiler which was new in 2019. Door to the single storey storage area which leads to the front and rear gardens.

Conservatory

9' 5" max x 9' 4" max (2.87m max x 2.84m max)

Amazing views over fields

Bedroom One

9' 9" max x 11' max (2.97m max x 3.35m max)

Bedroom Two

10' 3" max x 8' 8" max (3.12m max x 2.64m max)

Bedroom Three

6' 6" max x 8' 8" max (1.98m max x 2.64m max)

Bathroom

6' 7" max x 5' 5" max (2.01m max x 1.65m max)





Awaiting Photograph

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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EPC Rating: D

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Tenure: Freehold



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