

Connells

Arundel Road HIGH WYCOMBE

# Arundel Road HIGH WYCOMBE HP12 4NF





## **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 into 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)

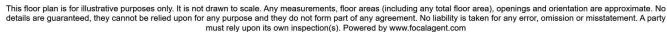
#### **Bathroom**

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









To view this property please contact Connells on

T 01494 534 822 E highwycombe@connells.co.uk

1-3 Queen Victoria Road HIGH WYCOMBE HP11 1BA

EPC Rating: D

view this property online connells.co.uk/Property/WYC311549





Tenure: Freehold





<sup>1.</sup> 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.