



Connells

The Lodge Fryers Lane
High Wycombe



Property Description

Connells are pleased to present this two-bedroom bungalow that is available with no onward chain. The current owner has decorated the property to a high standard and must be seen to be appreciated.

Comprising entrance hall with storage cupboards, living room with door to outside space, kitchen with wall and base level units and integral dishwasher, freezer, electric oven and hob; there is space for washing machine. Two double bedrooms and a modern bathroom with WC, wash hand basin and shower cubicle. Externally there is parking for up to four cars and enclosed patio garden.

The property is ideally located a short drive from a number of amenities including the town centre with an array of shops and restaurants as well as the mainline train station. M40 J4 is just a few minutes' drive. Located close to the Mill End Recreational ground with playing field and play areas as well as the river. High Wycombe has a range of primary, SEN and secondary schools, including grammar schools.

This property would be ideal for first time or investment buyers. Please call to arrange a viewing.

Entrance Hall

Doors to storage and living room.

Living Room

14' 7" max x 10' 5" max (4.45m max x 3.17m max)

Kitchen

13' 3" max x 6' 4" max (4.04m max x 1.93m max)

Utility

4' 5" max x 2' 4" max (1.35m max x 0.71m max)

Bedroom One

10' 6" max x 8' 5" max (3.20m max x 2.57m max)

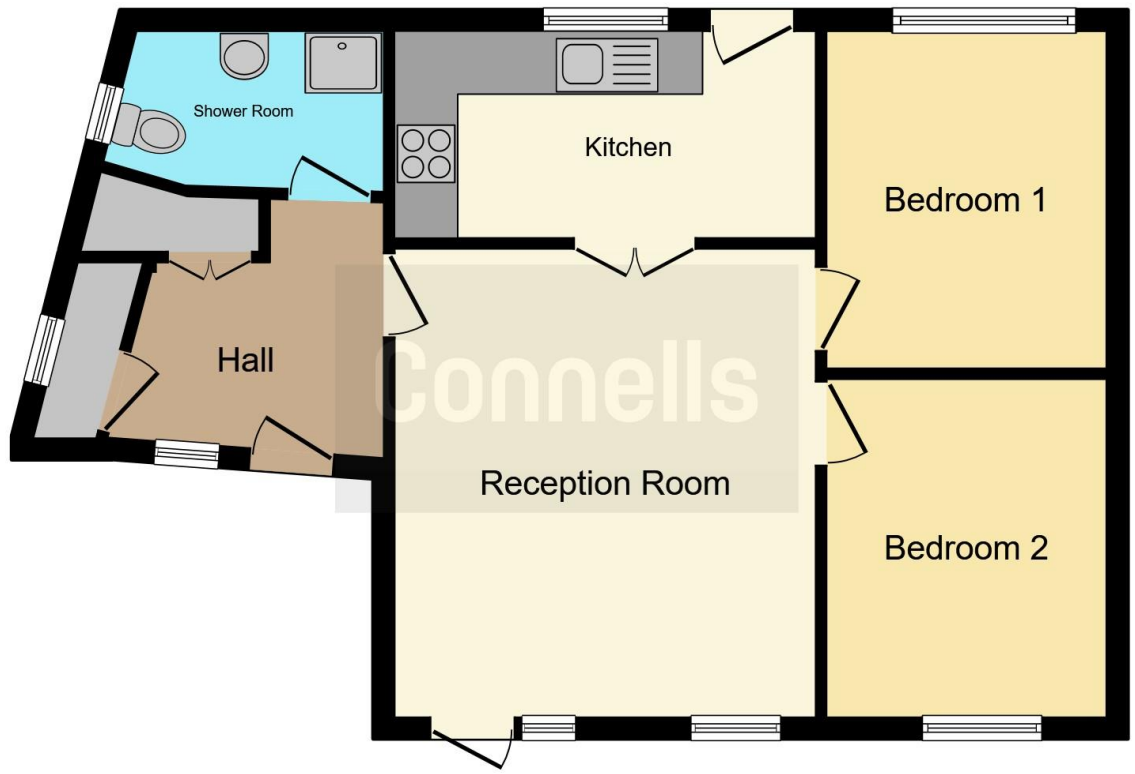
Bedroom Two

10' 5" max x 8' 8" max (3.17m max x 2.64m max)

Bathroom

With WC, wash hand basin and shower cubicle.





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

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

1-3 Queen Victoria Road
HIGH WYCOMBE HP11 1BA

EPC Rating: C

view this property online connells.co.uk/Property/WYC312547



Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC312547 - 0008