



Connells

The Lodge Fryers Lane
High Wycombe

The Lodge Fryers Lane High Wycombe HP12 3AN

for sale guide price
£285,000



Property Description

This purpose-built two-bedroom detached bungalow offers a well-designed layout and a convenient location close to the A40 and Mill End recreational ground. Situated just a short drive from High Wycombe town centre and its mainline train station, the property also provides easy access to the M40 (Junction 4), making it ideal for commuters.

The accommodation comprises a welcoming entrance hall with two useful storage cupboards. The bright and spacious living/dining room benefits from direct access to the enclosed patio garden, creating a seamless indoor-outdoor flow. The kitchen is fitted with a range of wall and base units and includes an integrated oven and hob, providing a functional space for cooking and entertaining.

There are two well-proportioned bedrooms, both suitable for use as double rooms or for flexible arrangements such as a home office. The modern bathroom features a shower cubicle, WC, and wash hand basin.

Outside, the property boasts parking for up to four vehicles and an enclosed, low-maintenance patio garden-ideal for relaxing or entertaining. A disabled access ramp leads directly to the living room, enhancing accessibility.

The home is located close to Mill End recreational ground, offering open playing fields, play areas, and access to the nearby river. High Wycombe provides a wide range of amenities, including shops, restaurants, and schools. The area is served by several well-regarded primary, secondary, and special educational needs schools,

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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)

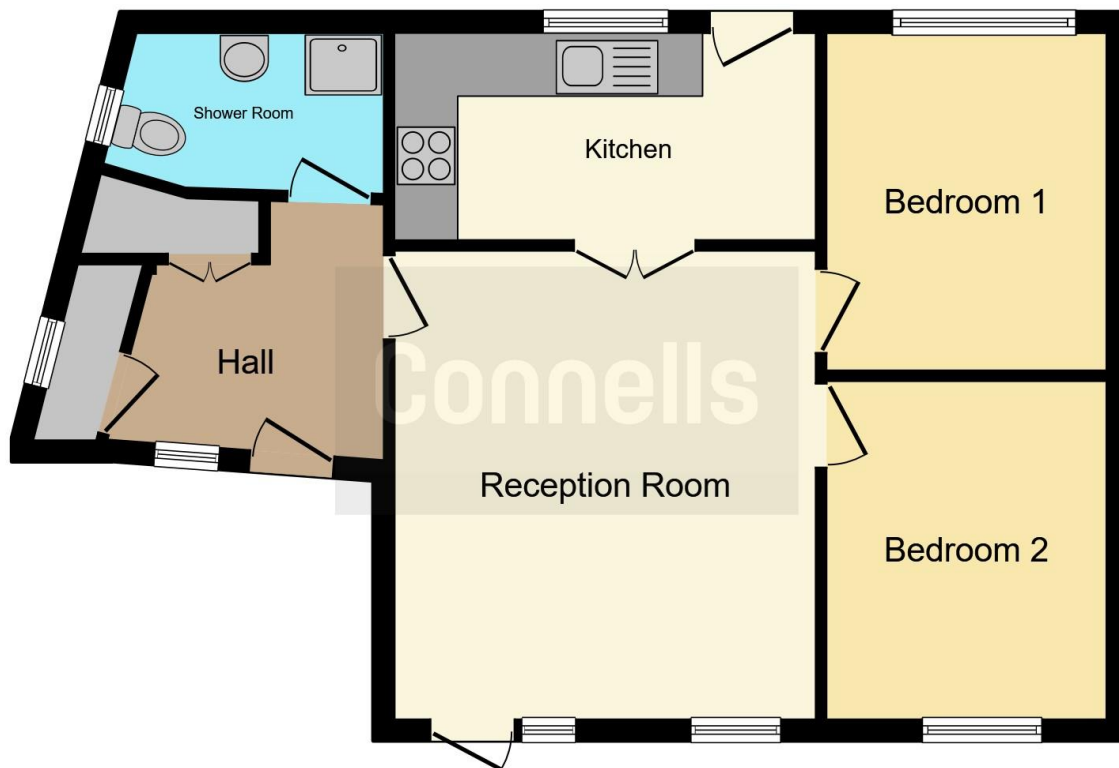
Bedroom Two

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 Council Tax
 Band: D

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.

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