



Connells

Terriers End  
High Wycombe



### Property Description

A freehold three double bedroom property situated in the Terriers area of High Wycombe. Just 0.9 miles from the mainline train station with regular services to London Marylebone and Oxford. Ideally located just a short walk from the Royal Grammar School making this an ideal family home.

Split over three levels the property comprises an open plan lounge/diner with separate kitchen with integrated appliances and a downstairs cloakroom. The first floor offers two double bedrooms and family bathroom with the master bedroom, balcony, walk in wardrobe and en-suite shower room located on the second floor.

With a private garden and two allocated parking spaces to the rear viewings are highly recommended.

### Ground Floor

#### Entrance Hall

Front entrance door, stairs rising to first floor, doors to cloakroom, kitchen and:

#### Living / Dining Room

19' 11" max x 13' 4" max (6.07m max x 4.06m max)

Double glazed door to rear garden, radiator, television point.

#### Kitchen

13' 2" max x 6' 2" max (4.01m max x 1.88m max)

Kitchen fitted with a range of wall and base level units complemented by work surfaces with inset stainless steel sink/drainage unit, gas oven, gas hob, cooker hood, part tiles walls, tiled flooring, double glazed window to the front.

#### Cloakroom

WC, wash hand basin, double glazed window to the front.



## First Floor

### Bedroom Two

12' max x 13' 5" max (3.66m max x 4.09m max)

Two double glazed windows to the front, radiator.

### Bedroom Three

13' 6" max x 13' 5" max (4.11m max x 4.09m max)

Two double glazed windows to the rear, radiator.

### Family Bathroom

Suite comprising bath with mixer taps providing hand held shower, WC and wash hand basin, wall mounted heated towel rail, part tiled walls, tiled flooring.

## Second Floor

### Master Bedroom

13' 5" max x 16' max (4.09m max x 4.88m max)

Two double glazed windows to the front, double glazed window to the rear, radiator, walk in wardrobe.

### Ensuite Shower Room

Suite comprising shower, WC and wash hand basin.

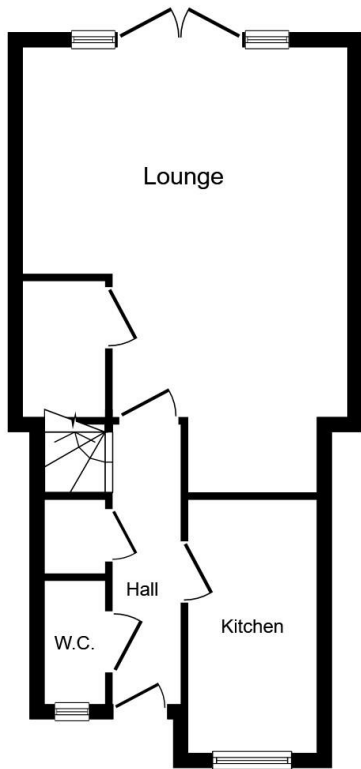
### Front Garden

Gated entrance, small area of lawn.

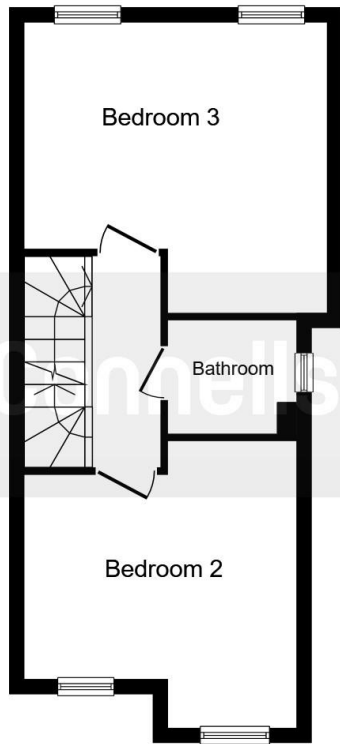
### Rear Garden

Laid to lawn, path leading to rear gate, panel fencing to all sides.

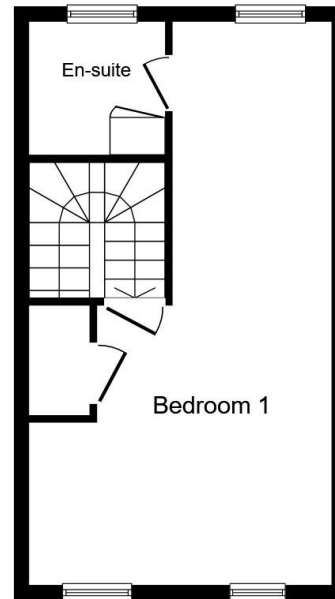




**Ground Floor**



**First Floor**



**Second Floor**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/WYC312319](http://connells.co.uk/Property/WYC312319)**

Tenure: Freehold



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