



Connells

Colborne Road  
High Wycombe



Colborne Road  
High Wycombe HP13 6XZ

for sale offers in excess of  
**£500,000**



### Property Description

Detached family home, offered to the market with no onward chain. The property has been carefully improved by the current owner, with a unique style blending modern presentation whilst retaining the charm and features of an older style property.

To the ground floor the property offers a spacious reception room with dual aspect windows, beams to ceiling and fireplace. Fitted kitchen with wall and base level units, integrated oven and hob and a separate utility room. With two double bedrooms, a shower room & separate W.C.

In addition, we have a Conservatory leading out to the rear garden with a decked seating area, steps leading down to the garden which is mainly laid to grass with mature hedges and trees a lovely summer house complete with electrics & the property boasts off-street parking for two cars.

To the lower ground floor, the property boasts two more bedrooms with a shared shower room with cubicle, WC and wash hand basin. There is also a large storage space/Cellar.

For the commuter there is a frequent rail service from High Wycombe to London Marylebone and the area also benefits from being close to the M40, providing links to the national motorway network including the M25 and easy access to Heathrow Airport. The town provides an extensive range of shopping facilities, as well as a sports centre and multi-screen cinema complex.

### Entrance Hall

3' 3" max x 18' 9" max (0.99m max x 5.71m max)

### Reception

22' 4" max x 12' 6" max (6.81m max x 3.81m max)

### Kitchen

11' 1" max x 8' 4" max (3.38m max x 2.54m max)

### Conservatory

7' 4" max x 12' 4" max (2.24m max x 3.76m max)

### Utility

5' 8" max x 7' 9" max (1.73m max x 2.36m max)

### Bedroom One

11' 2" max x 11' 5" max (3.40m max x 3.48m max)

### Shower Room

8' 5" max x 4' 7" max (2.57m max x 1.40m max)

### WC

4' 8" max x 2' 9" max (1.42m max x 0.84m max)

### Bedroom Four

8' 3" max x 11' 1" max (2.51m max x 3.38m max)

## Lower Ground Floor

### Bedroom Two

9' max x 13' 8" max (2.74m max x 4.17m max)

### Bedroom Three

9' 5" max x 11' 4" max (2.87m max x 3.45m max)

### Shower Room

3' 9" max x 8' 5" max (1.14m max x 2.57m max)

### Cellar/Storage Room

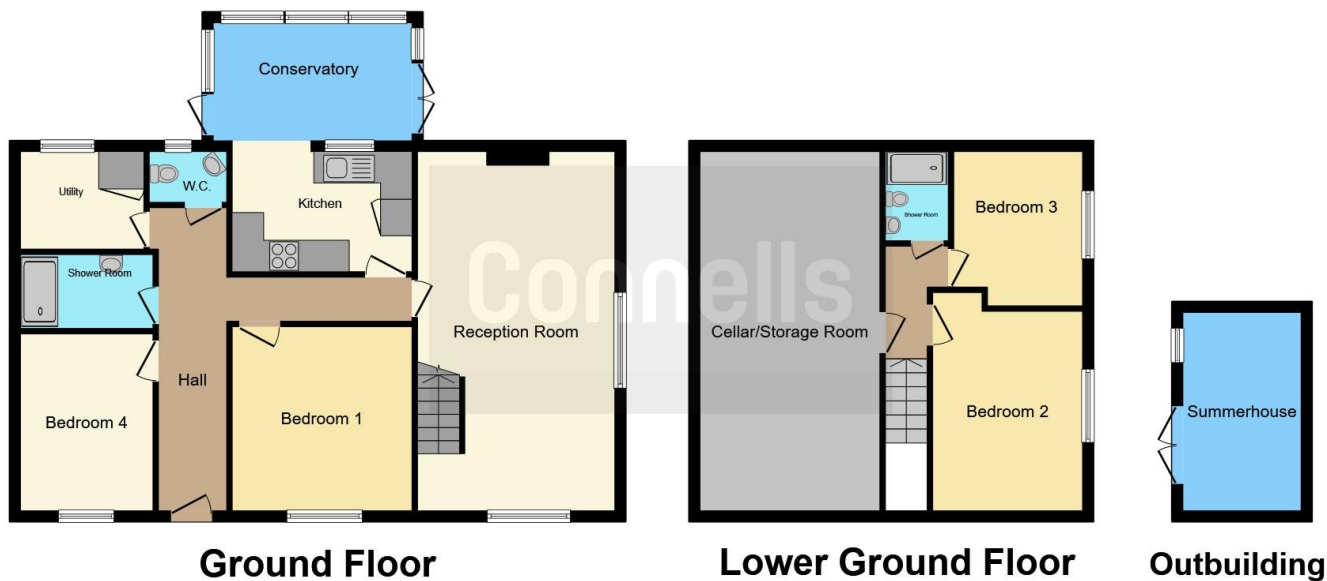
11' 2" max x 22' 8" max (3.40m max x 6.91m max)

### Summerhouse

12' 7" max x 9' 3" max (3.84m max x 2.82m max)







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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto: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/WYC312072](http://connells.co.uk/Property/WYC312072)**

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WYC312072 - 0014