



**Connells**

Fair Ridge  
High Wycombe





### Property Description

Located within a desirable cul-de-sac off Marlow Hill is this well-presented detached family home. The property was built in the 1990s and benefits from a spacious through lounge/diner with bay window to front aspect and doors to the rear. Kitchen with wall and base units and space for oven and white goods. Downstairs cloakroom with WC and wash hand basin. The garage has been split to create a utility room, with a door into the remaining garage area, excellent for storage.

The first floor has a principal bedroom with built in storage and an ensuite comprising shower cubicle, WC and wash hand basin. Second double bedroom with storage and a good size third bedroom. The family bathroom is partly tiled with bath, WC and wash hand basin.

Externally there is a fully enclosed rear garden, bordered by mature trees and shrubs, patio area and shed. Side access through a gate that leads out to the front of the property were there is a small lawn area, footpath and parking for two cars.

This well positioned home is just a two-minute drive from Handy Cross, Junction 4 of the M40 and a few hundred yards walking distance of John Hampden Grammar School, Wycombe High School, leisure centre, coach hub & supermarket.

### Entrance Hall

### Reception / Dining Room

26' 7" max x 9' 1" max (8.10m max x 2.77m max)

### Kitchen

9' 4" max x 9' 9" max (2.84m max x 2.97m max)

### Utility

7' 4" max x 4' 4" max (2.24m max x 1.32m max)

### Cloakroom

9' 3" max x 3' 6" max (2.82m max x 1.07m max)

### Bedroom One

14' 6" max x 11' 9" max (4.42m max x 3.58m max)

### Ensuite

5' 3" max x 5' 5" max (1.60m max x 1.65m max)

### Bedroom Two

20' 3" max x 8' 3" max (6.17m max x 2.51m max)

### Bedroom Three

9' 11" max x 7' 9" max (3.02m max x 2.36m max)

### Bathroom

6' 9" max x 6' 3" max (2.06m max x 1.91m max)

## Garage/Storage

10' 3" max x 7' 4" max (3.12m max x 2.24m max)





**Ground Floor**



**First Floor**

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)

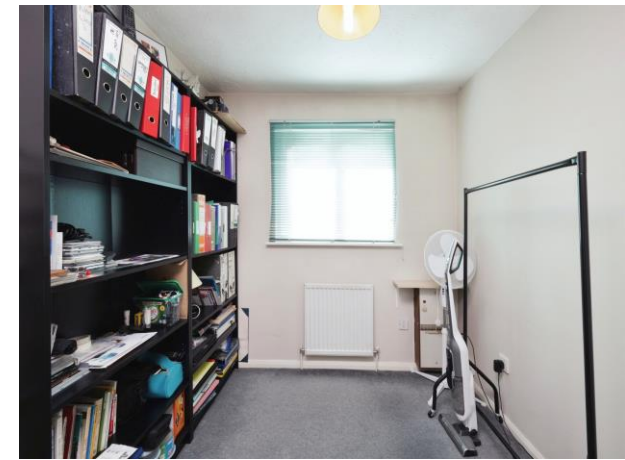
To view this property please contact Connells on

**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**

**view this property online [connells.co.uk/Property/WYC312692](http://connells.co.uk/Property/WYC312692)**



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: WYC312692 - 0007