



**Connells**

Hithercroft Road  
High Wycombe





### Property Description

Connells are pleased to market this end-terraced house, which is offered with no onward chain. Located in the desirable Downley area, the property is close to schools, shops and amenities, with woodland, Downley Common and National Trust land nearby for those that love a country walk.

The property comprises entrance hall, downstairs cloakroom, spacious living room / dining room and kitchen. There are three good sized bedrooms and shower room. Further benefits include front and rear gardens and garage parking space.

Located within easy reach of the town centre and all its local shops, train station and bus station making it perfect for those looking to commute. Please call now to book your viewing!

### Entrance Hall

11' 2" max x 3' 6" max (3.40m max x 1.07m max)

### Downstairs Wc

4' 8" max x 4' 5" max (1.42m max x 1.35m max)

### Living / Dining Room

22' 1" max x 8' 9" max (6.73m max x 2.67m max)

### Kitchen

11' 6" max x 9' 6" max (3.51m max x 2.90m max)

### Landing

6' 7" max x 9' 3" max (2.01m max x 2.82m max)

### Bedroom One

13' 2" max x 9' 3" max (4.01m max x 2.82m max)

### Bedroom Two

11' 3" max x 8' 7" max (3.43m max x 2.62m max)

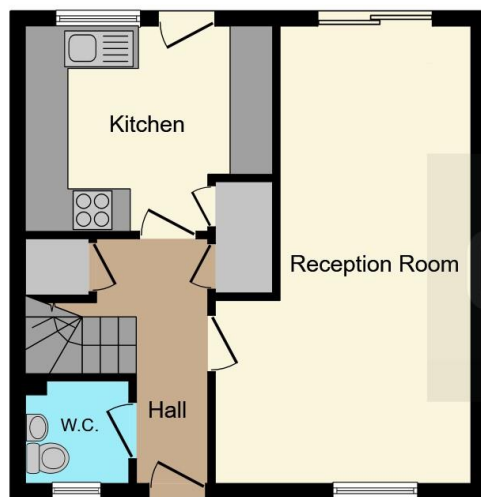
### Bedroom Three

9' 7" max x 11' 5" max (2.92m max x 3.48m max)

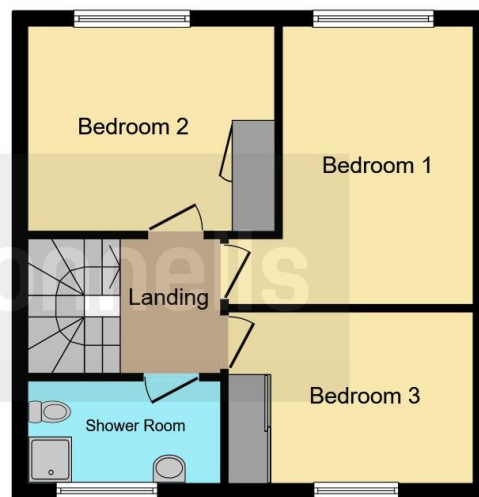
### Bathroom

4' 4" max x 9' 1" max (1.32m max x 2.77m max)

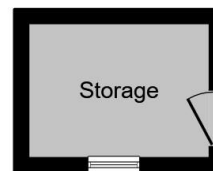




**Ground Floor**



**First Floor**



**Outbuilding**

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

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 HIGH WYCOMBE HP11 1BA

**EPC Rating: C**

**view this property online [connells.co.uk/Property/WYC312730](http://connells.co.uk/Property/WYC312730)**



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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