





Carrington Road  
High Wycombe HP12 3HT

for sale offers in excess of  
**£400,000**



### Property Description

Connells are delighted to bring to the market this delightful three-bedroom detached Bungalow offering elevated views, garage, three double bedrooms and has bundles of potential to increase the size of the property to suit your needs (STPP).

With off street parking for one car and a private detached garage the property is situated on a large attractive plot of land with further potential to explain upon subject to relevant planning permissions.

The location is great for commuters having the M40 only a short drive away and High Wycombe Train Station offering fast trains to Marylebone in under 30 Minutes.

Viewings are highly recommended by appointment only

### Entrance

16' 6" max x 16' 6" max (5.03m max x 5.03m max)

### Living Room

9' 8" max x 17' 8" max (2.95m max x 5.38m max)

### Kitchen

11' 10" max x 11' 5" max (3.61m max x 3.48m max)

### Bedroom One

13' 2" max x 12' 1" max (4.01m max x 3.68m max)

### Bedroom Two

11' 9" max x 4' 8" Curved bay window (3.58m max x 1.42m Curved bay window)

### Bedroom Three

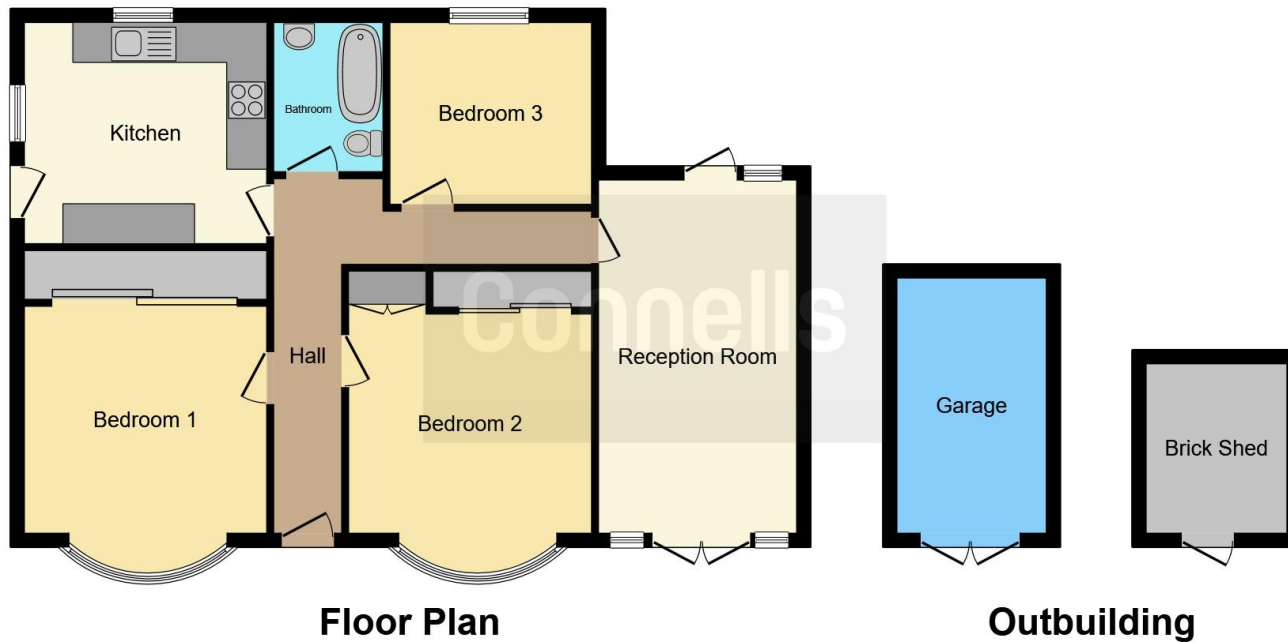
8' 9" max x 10' max (2.67m max x 3.05m max)

### Bathroom

7' max x 5' 4" max (2.13m max x 1.63m 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

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1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: E Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/WYC312560](http://connells.co.uk/Property/WYC312560)**



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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