



Connells

Kitchener Road
High Wycombe

Kitchener Road
High Wycombe HP11 2SN

for sale offers in excess of
£425,000



Property Description

Connells are pleased to market this semi-detached, three bedroom house, with self contained studio flat. The main property comprises living room with bay window to front, dining room leading into the modern kitchen with integrated oven and hob, dishwasher and microwave. There is a modern shower room with separate WC to the ground floor. To the first floor there are three bedrooms. The property further benefits from parking to the front and garden to the rear.

The studio flat has its own private entrance leading to an open-plan kitchen / reception room; shower room and double bedroom. We have been advised by the vendor that the current achievable rent is £900.00 pcm. The studio flat is accompanied by the Local Council's Approved "Certificate of Lawful Development", allowing the new buyer to seamlessly convert the property into two separate dwellings.

The property is ideally situated just half a mile from the vibrant town centre, offering a fantastic selection of shops, supermarkets, cafes and restaurants to cater to all tastes and needs. It is also situated near reputable primary and secondary schools, making it an ideal choice for families. For commuters and those who rely on public transport, the bus station is also just a 10-minute walk away, providing convenient links to surrounding areas. Additionally, the railway station is 1 mile away from the property, offering direct trains to London Marylebone, making this an excellent location for city commuters.

Entrance Hall

Door and window to side access, stairs to first floor.

Reception Room

13' max x 12' 6" max (3.96m max x 3.81m max)
Bay window to front aspect.

Dining Room

12' 10" max x 12' max (3.91m max x 3.66m max)
Window to rear access. Leading into kitchen.

Kitchen

11' 10" max x 8' max (3.61m max x 2.44m max)
With door to rear garden. Window to side aspect. Wall and base level units. Integrated oven and hob. Door to hallway and shower room.

Shower Room

12' max x 9' 10" max (3.66m max x 3.00m max)
Window to rear aspect. Shower cubicle, WC and wash hand basin.

WC

Windows to side and rear. WC and wash hand basin.

Landing

Doors to all bedrooms.

Bedroom One

11' 11" max x 8' max (3.63m max x 2.44m max)
Two windows to front aspect. Fitted storage.

Bedroom Two

12' max x 9' 10" max (3.66m max x 3.00m max)
Window to rear. Built in storage.

Bedroom Three

12' 11" max x 10' max (3.94m max x 3.05m max)

Window to rear.

Annex

Living Room / Kitchen

23' 9" max x 10' max (7.24m max x 3.05m max)

Window to rear.

Bedroom

14' 1" max x 12' max (4.29m max x 3.66m max)

Window to rear.





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

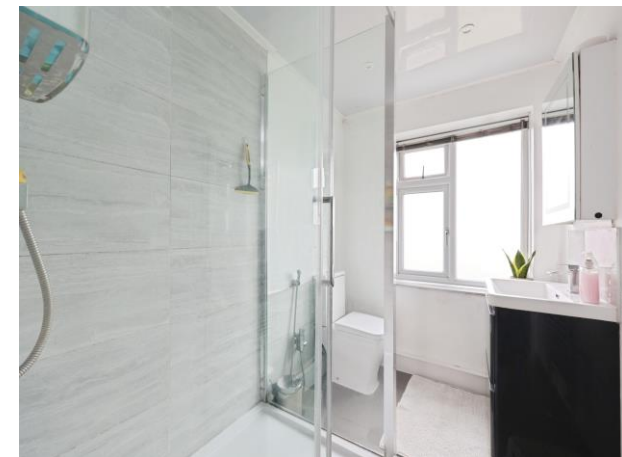
To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

view this property online connells.co.uk/Property/WYC312872



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.

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