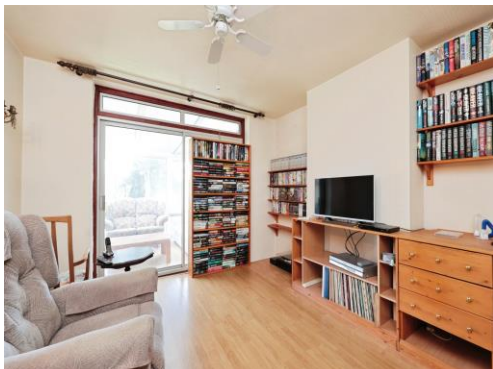




Connells

Rupert Avenue
High Wycombe



Property Description

Situated on the highly desirable Rupert Avenue, this charming three-bedroom semi-detached home offers a fantastic opportunity to create your dream family residence. Nestled in a private road in the heart of Cressex, this property is perfectly positioned for families, with excellent schools just a short walk away.

Comprising two reception rooms, kitchen and conservatory. Three bedrooms and shower room. Further benefits include good sized rear garden. With vacant possession and no onward chain.

This is a rare chance to secure a property in such a prestigious and peaceful location, with easy access to local amenities, schools, and transport links.

Don't miss out - arrange your viewing today!

Entrance Porch

Entrance Hall

With stairs to first floor. Storage cupboard. Doors to:

Living Room

12' 10" max x 14' 2" max (3.91m max x 4.32m max)

Dining Room

11' 4" max x 11' 6" max (3.45m max x 3.51m max)

Kitchen

7' 10" max x 8' 2" max (2.39m max x 2.49m max)

Conservatory

8' 9" max x 16' 1" max (2.67m max x 4.90m max)

Landing

Bedroom One

13' 11" max x 10' 10" max (4.24m max x 3.30m max)

With bay window and fitted wardrobes.

Bedroom Two

11' 4" max x 11' 4" max (3.45m max x 3.45m max)

Bedroom Three

7' 11" max x 8' 3" max (2.41m max x 2.51m max)

Currently used as a utility room.

Shower Room

5' 4" max x 6' 9" max (1.63m max x 2.06m max)

Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





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

view this property online connells.co.uk/Property/WYC313022



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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