



**Connells**

The Ridges Pinewood Road  
High Wycombe



# The Ridges Pinewood Road High Wycombe HP12 4DA

for sale  
**£350,000**



## Property Description

Nestled in a popular quiet residential area, this three-bedroom semi-detached home offers a fantastic opportunity for families and investors alike. With potential to extend (STPP), this property provides flexibility to tailor it to your needs. The property offers a living room with bay window; dining room which leads into the kitchen, with access to the rear garden. The family bathroom is on the ground floor with bath, wash hand basin & WC. To the first floor are three bedrooms.

The property further benefits from driveway parking, side access to the garden where there is storage/garage. The rear garden is mostly laid to lawn with patio area. The elevated position of the property gives some far reaching views over the local area.

Located within a short drive to High Wycombe town centre providing local amenities including shops, bars and restaurants within the Eden Shopping Centre, and further benefits from the High Wycombe train station which provides easy routes into London via the main train line.

The property is in need of some remedial repairs and requires decorating throughout but would make an ideal family home being within catchments to fantastic Primary and Secondary schools including grammar. An internal inspection is highly recommended to fully appreciate.

Viewings are by appointment only. Please contact Connells to arrange your viewing.

## Entrance Hall

15' 2" max x 6' 10" max (4.62m max x 2.08m max)

## Living Room

12' 3" plus bay x 10' 10" (3.73m plus bay x 3.30m)

## Kitchen / Dining Room

22' 3" max x 10' 10" max (6.78m max x 3.30m max)

## Bathroom

7' 10" max x 6' max (2.39m max x 1.83m max)

## Landing

## Bedroom One

11' 8" max x 14' 8" max (3.56m max x 4.47m max)

## Bedroom Two

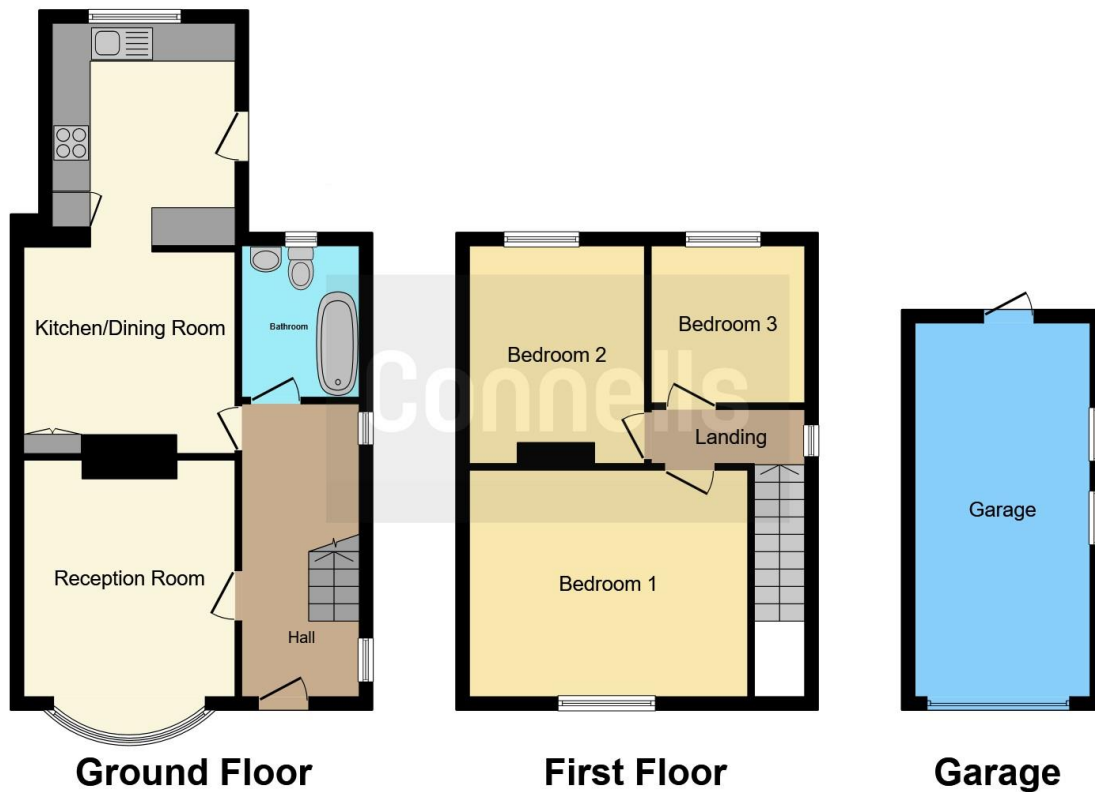
11' 3" max x 9' 1" max (3.43m max x 2.77m max)

## Bedroom Three

8' 2" max x 7' 10" max (2.49m max x 2.39m 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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**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/WYC312529](http://connells.co.uk/Property/WYC312529)**



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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