



Connells

Deeds Grove
High Wycombe



Property Description

Connells are delighted to present this well-maintained and extended semi-detached home, situated in a sought-after residential road. Offering excellent access to the town centre, M40 Junction 4, and a selection of highly regarded local schools, this property is ideal for families.

The ground floor features two generous reception rooms, a well-appointed kitchen/diner, a separate utility room, and a convenient cloakroom. On the first floor, there are three well-proportioned bedrooms and a modern family bathroom. The second floor is dedicated to the impressive principal bedroom, complete with an en-suite.

Additional benefits include off-street parking, a garage, and attractive front and rear gardens. With further extension potential (STPP), this property presents a fantastic opportunity for future growth. Offered in good condition, this is a must-see home.

For more information or to arrange a viewing, contact Connells today!

Entrance Porch

Door to front.

Cloakroom

WC. Wash hand basin. Carpet.

Living Room

11' max x 17' 9" max (3.35m max x 5.41m max)
Window and door to front. Laminate flooring. Radiator. Feature fireplace.

Dining Room

10' 6" max x 8' 9" max (3.20m max x 2.67m max)
Laminate and radiator.

Kitchen / Diner

13' 5" max x 18' max (4.09m max x 5.49m max)
Window to rear. Patio door to rear. Laminate flooring. Wall and base level units. Gas hob.

Utility Room

6' max x 5' 7" max (1.83m max x 1.70m max)
Door to side. Tiled flooring. Space for washing/drying machine.

First Floor

Landing

Window to side. Carpet.

Bedroom Two

11' 1" max x 8' 5" max (3.38m max x 2.57m max)

Window to front. Carpet. Radiator. Built in wardrobe.

Bedroom Three

10' 4" max x 10' 4" max (3.15m max x 3.15m max)

Window to rear. Built in wardrobe. Radiator.

Bedroom Four

9' 1" max x 7' 1" max (2.77m max x 2.16m max)

Window to front. Carpet. Radiator.

Bathroom

Window to rear. Wash hand basin. WC. Bath with mixer. Fully tiled. Tiled flooring.

Second Floor

Bedroom One

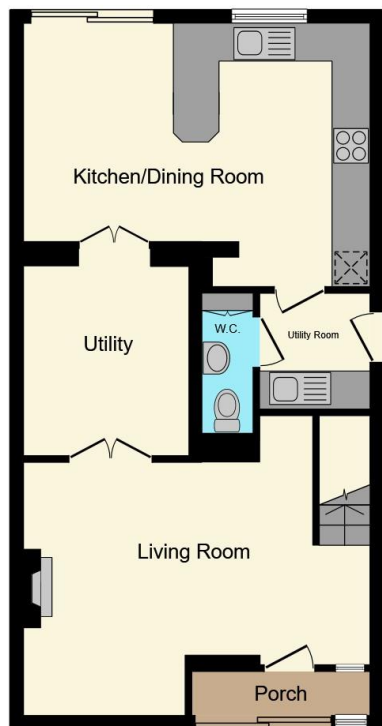
17' 4" max x 12' 2" max (5.28m max x 3.71m max)

Skylight to front. Window to rear. Carpet. Radiator.

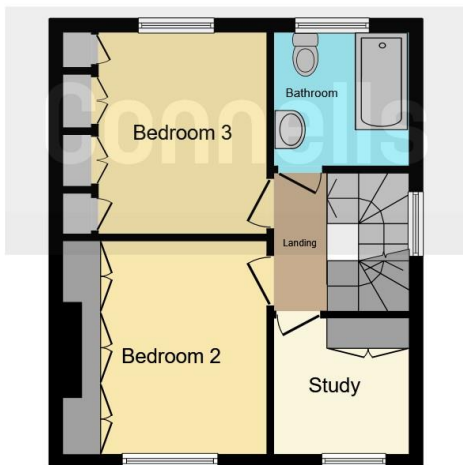
Ensuite

Window to rear. Tiled flooring. WC, wash hand basin and walk in shower.

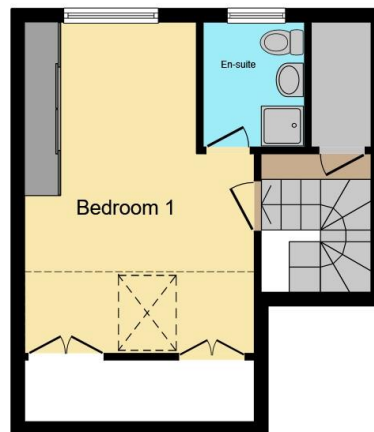




Ground Floor



First Floor



Second Floor

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

T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: E

view this property online connells.co.uk/Property/WYC308364



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC308364 - 0003