



Connells

Walton Drive
High Wycombe

Walton Drive High Wycombe HP13 6TY

for sale
£485,000



Property Description

EAST WYCOMBE

A 3/4-bedroom semi-detached house situated to the east of town. ground floor briefly comprising of entrance hall, open plan living / dining room, fitted kitchen, downstairs bedroom, and shower room.

The first floor offers three further bedrooms and family bathroom.

With a private enclosed garden, the property further benefits from a large outbuilding.

Located close to the Royal Grammar school. A short drive from High Wycombe town centre which provides shopping facilities, cinema, bowling alley and restaurants. Mainline train station with frequent service to London Marylebone.

Entrance Hall

22' max x 6' 8" max (6.71m max x 2.03m max)

Lounge/Dining Room

29' 11" max x 11' 2" max (9.12m max x 3.40m max)

Open plan reception room, radiator, laminate flooring, door to inner hall. Sliding patio doors leading to the rear garden.

Kitchen

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

Fitted kitchen with base and wall level units, cupboard housing the boiler. Space and plumbing for a washing machine, space for a fridge-freezer and for a freestanding small range cooker. Sink and drainer unit with mixer taps. Door leading to hall.

Bedroom Three

11' 2" max x 9' 7" max (3.40m max x 2.92m max)

Front aspect window, fitted wardrobes, radiator.

Shower Room

WC, wash hand basin with vanity unit, shower cubicle with power shower, heated towel rail. Fully tiled walls and tiled flooring.

First Floor Landing

Side aspect window, loft access. Doors to

Bedroom One

12' 2" max x 10' 3" max (3.71m max x 3.12m max)

Rear aspect window, radiator, range of fitted wardrobes.

Bedroom Two

11' 2" max x 9' 2" max (3.40m max x 2.79m max)

Front aspect window, radiator.

Bedroom Four

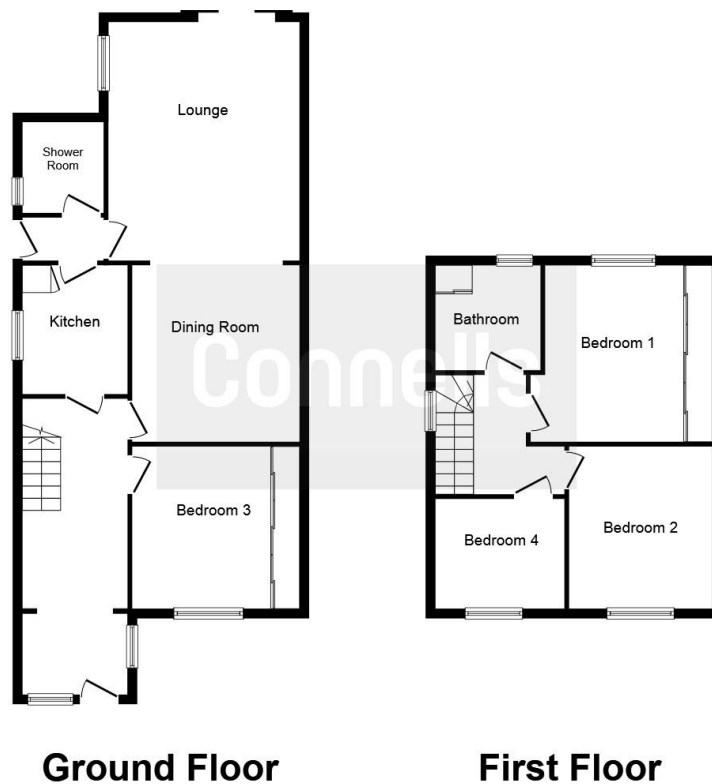
8' 8" max x 7' 6" max (2.64m max x 2.29m max)

Front aspect window, radiator.

Bathroom

WC, panel enclosed bath, wash hand basin with vanity unit, heated towel rail. Fully tiled walls and tiled flooring.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.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: C Council Tax
 Band: D

view this property online connells.co.uk/Property/WYC313058



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: WYC313058 - 0004