





Property Description

Offered to the market with no onward chain, this well-presented first floor maisonette offers comfortable and convenient living in a desirable location.

Accessed via its own private entrance, the property features a welcoming entrance hall with stairs leading to the main accommodation. The spacious living room is a standout feature, boasting a charming fireplace with a brick surround, adding warmth and character.

There are two generously sized bedrooms, both benefiting from fitted wardrobes, providing ample storage space. The fully tiled family bathroom is fitted with a bath and shower over, wash hand basin, and WC.

Externally, the property enjoys a private rear garden-ideal for outdoor relaxation-and on-street parking is available to the front.

The surrounding area offers a variety of shops, restaurants, and recreational facilities, contributing to a vibrant community atmosphere. The nearby Rye Park provides green space for outdoor activities, enhancing the quality of life for residents.

Reception Room

11' 1" max x 16' 10" max (3.38m max x 5.13m max)

Kitchen

7' 6" max x 10' 8" max (2.29m max x 3.25m max)

Bedroom One

10' 9" max x 8' 10" max (3.28m max x 2.69m max)

Bedroom Two

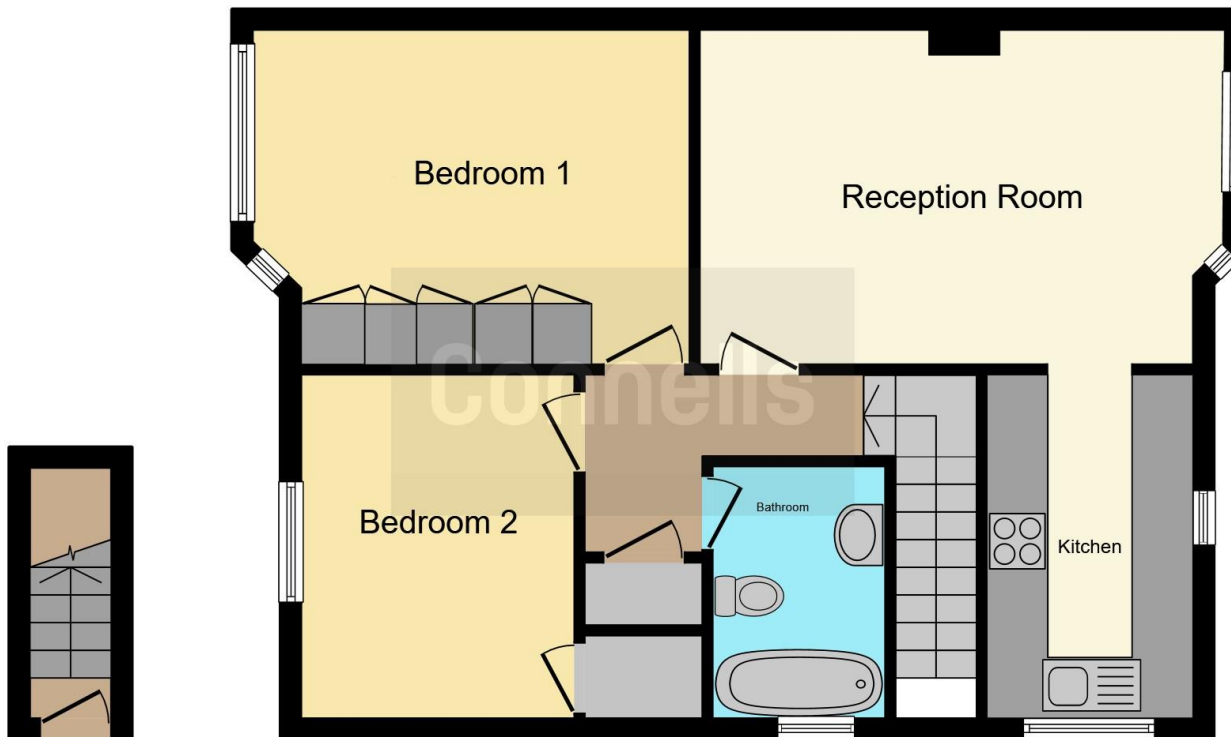
13' 5" max x 11' 2" max (4.09m max x 3.40m max)

Bathroom

7' 9" max x 5' 7" max (2.36m max x 1.70m max)







Ground Floor

First 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

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1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: D

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WYC313080

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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Property Ref: WYC313080 - 0003

