



**Connells**

Westfield Walk  
High Wycombe



## Property Description

Perfectly suited for first-time buyers or investors, this beautifully presented one-bedroom freehold house offers comfortable living in a sought-after location. Set in Westfield Walk, the property boasts a bright and inviting living room leading through an archway to a modern kitchen, complete with wall and base level units and ample space for white goods.

Upstairs, you'll find a generously sized double bedroom and a contemporary bathroom featuring a shower over the bath, WC, and wash hand basin.

Additional benefits include a private outside area ideal for relaxing or entertaining, and an allocated parking space for added convenience.

Presented in excellent condition throughout, this low-maintenance home is ready to move into and provides a fantastic opportunity for those looking to step onto the property ladder or expand their investment portfolio.

Early viewing is highly recommended.

## Living Room

13' 3" max x 9' 2" max (4.04m max x 2.79m max)

## Kitchen

12' 2" max x 6' 2" max (3.71m max x 1.88m max)

## Bedroom

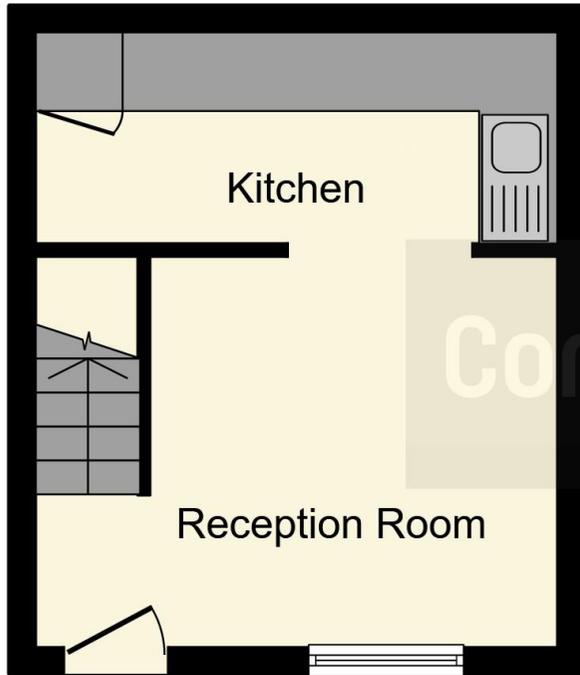
9' 8" max x 10' 2" max (2.95m max x 3.10m max)

## Bathroom

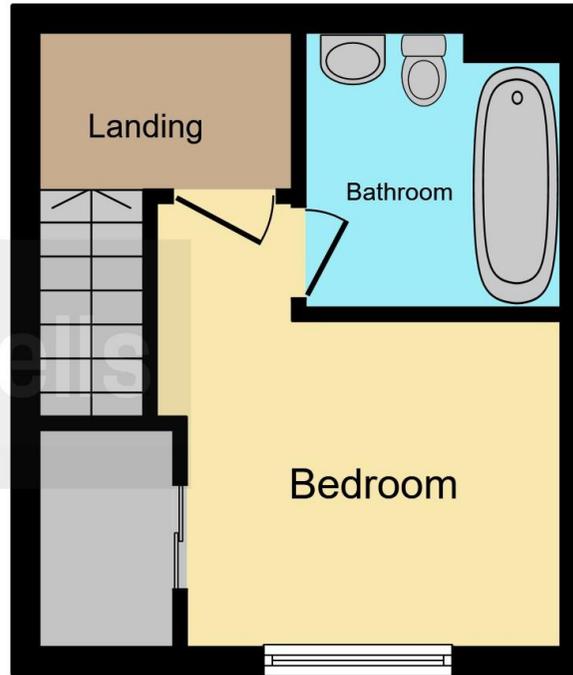
6' 3" max x 5' 5" max (1.91m max x 1.65m max)







**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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/WYC313084](http://connells.co.uk/Property/WYC313084)**

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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