



**Connells**

Greenacres Green Hill  
High Wycombe





### Property Description

Offered with no onward chain, this two-bedroom terraced home presents an excellent opportunity for buyers looking to modernise and add value. Situated in a quiet cul-de-sac location, the property benefits from own garden to the front and viewings are highly recommended.

Internally, the accommodation comprises a reception room, kitchen, two bedrooms, and a bathroom. The property is being sold as seen and is in need of updating, offering great potential for refurbishment to suit your own taste and style.

Located within 1 mile of top schools including the Royal Grammar School. Regular bus service to the town centre, which is just 1.4 miles away along with the mainline train station offering direct services to London. Close to supermarkets, shops, leisure facilities, and healthcare, making it ideal for families and commuters.

Ideal for investors, first-time buyers, or anyone looking to take on a project.

### Agents Note

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you satisfy yourself in relation to the boundaries, condition, and services prior to proceeding.

### Reception Room

13' 9" max x 14' 5" max (4.19m max x 4.39m max)

### Kitchen

5' 5" max x 11' 7" max (1.65m max x 3.53m max)

### Bedroom One

8' 1" max x 9' max (2.46m max x 2.74m max)

### Bedroom Two

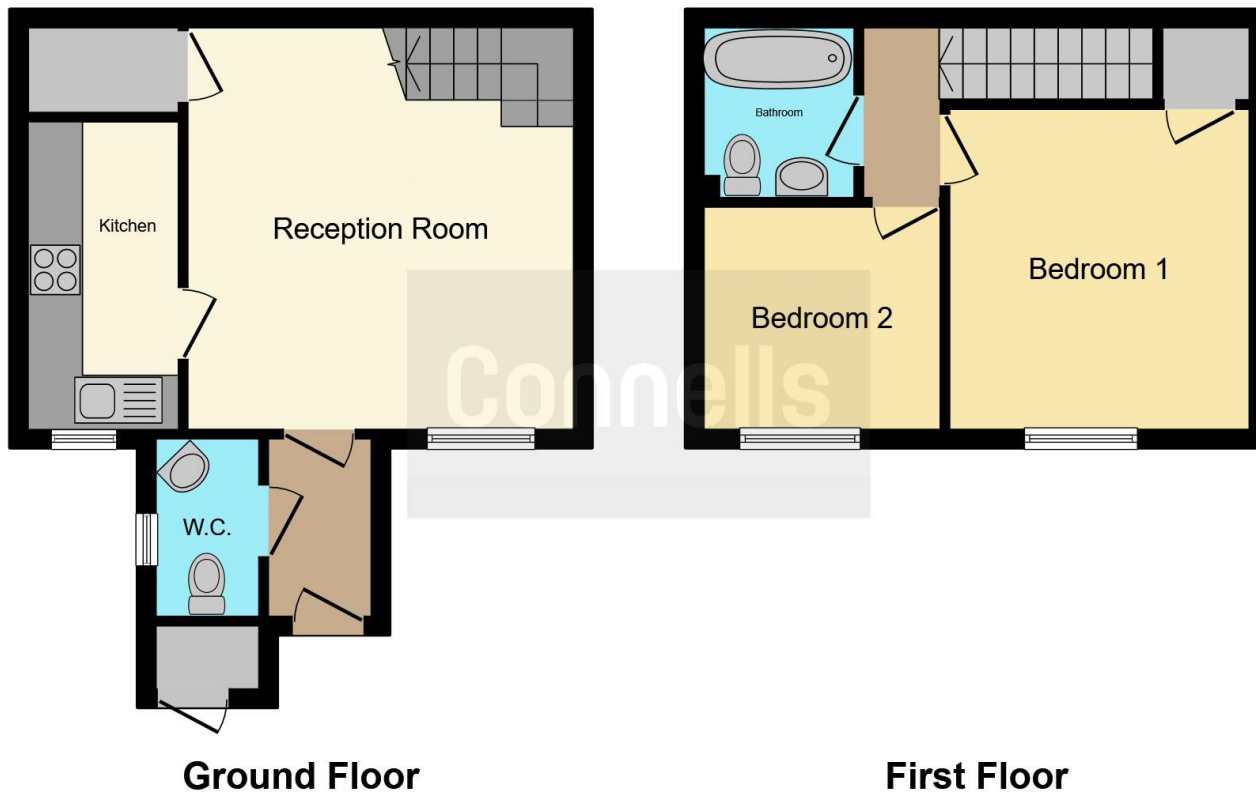
11' 1" max x 11' 8" max (3.38m max x 3.56m max)

### Bathroom

5' 5" max x 6' 2" max (1.65m max x 1.88m 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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1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: D    Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/WYC313165](http://connells.co.uk/Property/WYC313165)**

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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Property Ref: WYC313165 - 0005