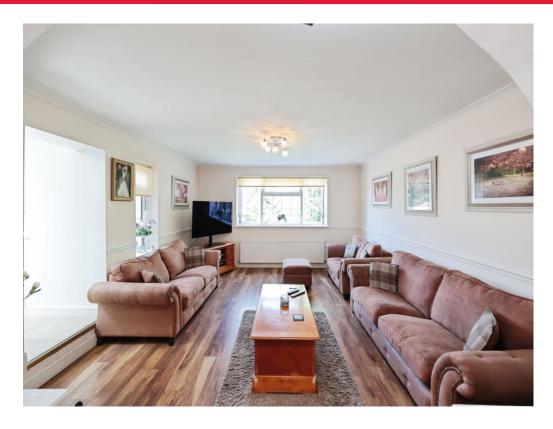


Connells

West Drive High Wycombe

West Drive High Wycombe HP13 6JT







Property Description

Situated on the desirable north side of High Wycombe, this well-presented detached chalet bungalow offers spacious and versatile accommodation in the popular "The Drives" neighbourhood.

The home features a welcoming entrance hall leading to a bright and airy dual-aspect living / dining room, ideal for family living and entertaining. The kitchen is fitted with a range of wall and base units, along with two integrated ovens and hobs.

On the ground floor, there are two comfortable bedrooms served by a modern family bathroom complete with a bath, separate shower cubicle, WC, and basin. Upstairs, the main bedroom benefits from fitted wardrobes and a private ensuite shower room.

Outside, the property boasts a landscaped, tiered rear garden with a patio area-perfect for relaxing or outdoor dining. The front of the house includes a driveway providing off-street parking and access to a garage. There is also a large storage shed and a summer house.

Additional features include double glazing, gas central heating, and a convenient location close to local schools-including the highly regarded Royal Grammar School. Excellent transport links are available via a regular bus service to High Wycombe town centre and mainline train station.

Entrance Hall

12' 5" max x 19' max (3.78m max x 5.79m max)

Reception

14' max x 14' max (4.27m max x 4.27m max)

Reception

10' 9" max x 10' 4" max (3.28m max x 3.15m max)

Kitchen

12' 2" max x 11' 3" max (3.71m max x 3.43m max)

Bedroom Two

12' 5" max x 11' 2" max (3.78m max x 3.40m max)

Bedroom Three / Study

12' 3" max x 10' 9" max (3.73m max x 3.28m max)

Bathroom

11' 9" max x 5' 6" max (3.58m max x 1.68m max)

Bedroom One

10' 6" max x 14' max (3.20m max x 4.27m max)

Ensuite

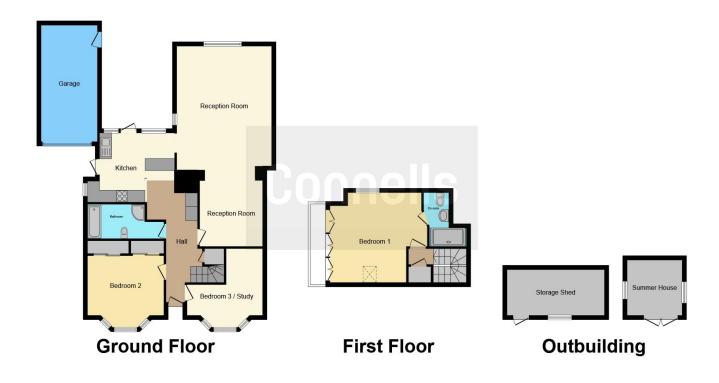
4' max x 8' 8" max (1.22m max x 2.64m max)

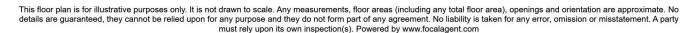
Storage Shed15' 6" max x 7' 5" max (4.72m max x 2.26m max)

Summer House 9' max x 9' 1" max (2.74m max x 2.77m max)









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: E

view this property online connells.co.uk/Property/WYC312895





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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