



Connells

West Drive
High Wycombe

West Drive High Wycombe HP13 6JT

for sale
£515,000



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 Shed

15' 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)





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

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T 01494 534 822
E highwycombe@connells.co.uk

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax
 Band: E

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Tenure: Freehold



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