



Connells

Underwood Road
HIGH WYCOMBE

Underwood Road
HIGH WYCOMBE HP13 6YA

for sale offers in excess of
£300,000



Property Description

This semi-detached house offers spacious accommodation and presents an excellent opportunity for updating and personalisation. Upon entering the property, you are welcomed into a hallway that leads through to a generous open-plan living room and kitchen. The kitchen is fitted with a range of wall and base units and includes integrated white goods. From here, a small inner hallway provides access to an understairs cupboard, a door to the rear garden, and a downstairs shower room comprising a shower cubicle, WC, and wash basin.

Upstairs, there are two good-sized bedrooms, both featuring built-in wardrobes and offering ample storage.

Outside, the rear garden is fully enclosed and includes a decked seating area, a footpath leading to the end of the garden, and a small lawn. The front of the property features a tiered garden with steps down from road level, and a side gate provides convenient access to the rear garden. On-street parking is available and unrestricted. The property further benefits from gas central heating and double glazing throughout.

The local area has a number of rated good and outstanding schools including The Royal Grammar School. The mainline train station is less than one mile from the property with regular trains to London Marylebone.

Entrance Hall

Reception Room

10' 5" max x 17' 7" max (3.17m max x 5.36m max)

Kitchen

15' 6" max x 11' 5" max (4.72m max x 3.48m max)

Shower Room

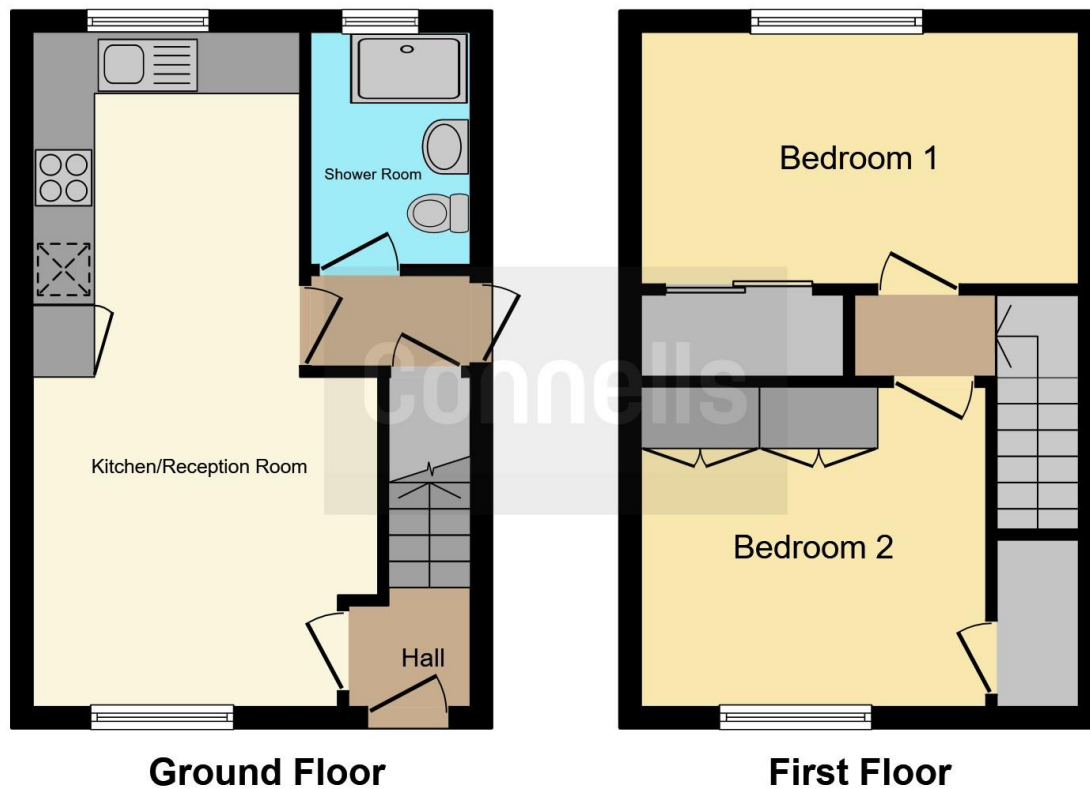
Bedroom One

10' 7" max x 15' 9" max (3.23m max x 4.80m max)

Bedroom Two

9' 9" max x 11' 7" max (2.97m max x 3.53m 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

To view this property please contact Connells on

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

1-3 Queen Victoria Road
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/WYC312715



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WYC312715 - 0011