



Connells

Conifer Rise
High Wycombe

Conifer Rise High Wycombe HP12 3HX

for sale
£400,000



Property Description

This well-presented terraced house is set within a quiet no-through residential road, offering a comfortable and practical home in a sought-after location. Upon entering, you are welcomed by an entrance hall that leads to the kitchen, fitted with a range of wall and base units along with an integrated oven and hob. The spacious living room provides a versatile area for both relaxing and dining, with stairs leading to the first floor and a convenient under-stairs storage cupboard. At the rear, a conservatory opens out to the garden, creating an excellent additional living space filled with natural light.

Upstairs, the landing benefits from built-in storage and gives access to three bedrooms, offering flexibility for family living, guests, or a home office. The bathroom features a bath with shower over and wash hand basin, complemented by a separate WC for added convenience.

Outside, the property enjoys a small lawn to the front, a driveway, and a garage providing off-street parking and storage. To the rear, a fully enclosed garden offers both paved and lawned areas, with steps connecting the two, creating a pleasant outdoor space.

The location is great for commuters having the M40 only a short drive away and High Wycombe Train Station offering fast trains to Marylebone in under 30 Minutes.

Living Room

18' 10" max x 11' 9" max (5.74m max x 3.58m max)

Kitchen

9' 10" max x 7' 2" max (3.00m max x 2.18m max)

Conservatory

9' max x 9' max (2.74m max x 2.74m max)

Bedroom One

8' 8" max x 8' 5" max (2.64m max x 2.57m max)

Bedroom Two

11' 8" max x 9' 10" max (3.56m max x 3.00m max)

Bedroom Three

11' 9" max x 9' 6" max (3.58m max x 2.90m max)

Bathroom

7' 2" max x 5' 6" max (2.18m max x 1.68m 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

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EPC Rating: D Council Tax
 Band: D

view this property online connells.co.uk/Property/WYC313158

Tenure: Freehold



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