



Connells

Plomer Hill
High Wycombe



Property Description

This charming 1920s-built property, situated close to the ever-popular Downley area, offers an exciting opportunity for buyers looking to create their ideal family home. In need of some repair and modernisation, it provides the perfect blank canvas to put your own stamp on while enjoying a fantastic location with plenty of potential.

The property is set back from the road, boasting a large front garden and a driveway providing ample off-road parking and access to the garage. A side entrance opens into a spacious hallway, complete with a storage cupboard and stairs to the first floor. The ground floor accommodation includes an open-plan living and dining room, ideal for family gatherings, a fitted kitchen with space for white goods, access to the rear garden, and a convenient downstairs WC.

Upstairs, the main bedroom benefits from a feature bay window and built-in storage, while two further bedrooms provide flexible space for family, guests, or a home office. The family bathroom with a bath, separate shower cubicle, WC, and hand basin.

Externally, the property enjoys an enclosed rear garden, mainly laid to lawn and enhanced by mature plants and shrubs, offering a private and green outdoor space. Summerhouse in need of some modernisation, as well as a garage for storage or further potential. With its generous plot, sought-after location, and scope for improvement, this property is a wonderful opportunity for those seeking a long-term family home.

Entrance Hall

16' 9" max x 8' 9" max (5.11m max x 2.67m max)

Reception Room

12' 1" max x 14' 8" max (3.68m max x 4.47m max)

Dining Room

13' 2" max x 11' 1" max (4.01m max x 3.38m max)

Kitchen

11' 10" max x 9' 1" max (3.61m max x 2.77m max)

Cloakroom

3' 3" max x 3' 9" max (0.99m max x 1.14m max)

Bedroom One

11' 1" max x 9' 2" max (3.38m max x 2.79m max)

Bedroom Two

13' 1" max x 10' 9" max (3.99m max x 3.28m max)

Bedroom Three

15' max x 11' 9" max (4.57m max x 3.58m max)

Bathroom

12' max x 6' 1" max (3.66m max x 1.85m max)

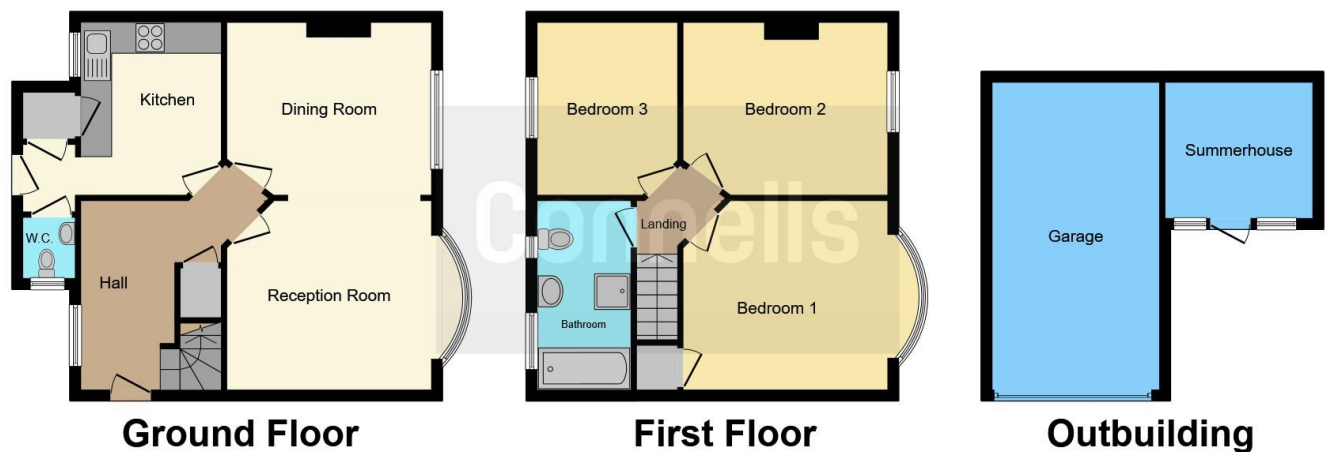
Summerhouse

8' 6" max x 9' max (2.59m max x 2.74m max)

Agents Note:

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





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: Awaited
 Council Tax Band: D

view this property online connells.co.uk/Property/WYC313095

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: WYC313095 - 0002

