



Connells

Arnison Avenue
High Wycombe



Property Description

This charming three-bedroom semi-detached home is offered to the market with no onward chain and is ideally situated close to The Royal Grammar School.

Upon entering, the welcoming hallway leads to a spacious open-plan living and dining area. The kitchen is well-equipped with an integrated oven and hob, with direct access to the rear garden. Upstairs, the first floor features two bedrooms with fitted wardrobes, a third bedroom, and a family bathroom with a separate WC.

The property boasts a generous, fully enclosed rear garden with mature trees, a paved seating area, and an outbuilding that was formerly a detached garage. Additional benefits include a driveway and garage parking.

A fantastic opportunity for buyers looking for a well-presented home in a sought-after location.

Entrance Hall

Living Room

10' 7" max x 11' 1" max (3.23m max x 3.38m max)

Dining Room

12' 7" max x 12' 6" max (3.84m max x 3.81m max)

Kitchen

12' 8" max x 8' 8" max (3.86m max x 2.64m max)

Landing

7' 8" max x 9' 9" max (2.34m max x 2.97m max)

Bedroom One

10' 7" max x 11' 4" max (3.23m max x 3.45m max)

Bedroom Two

13' 2" max x 10' 9" max (4.01m max x 3.28m max)

Bedroom Three

7' 5" max x 8' 7" max (2.26m max x 2.62m max)

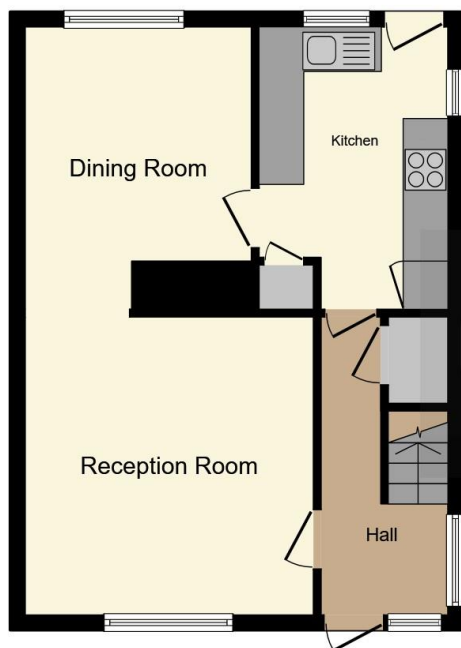
Bathroom

6' 8" max x 7' 5" max (2.03m max x 2.26m max)

Toilet

2' 5" max x 4' 8" max (0.74m max x 1.42m max)

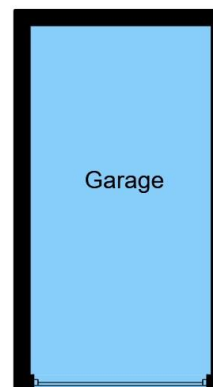




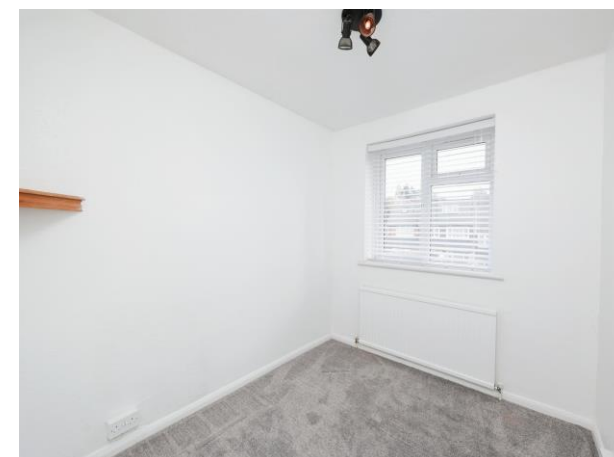
Ground Floor



First Floor



Garage



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/WYC312938

Tenure: Freehold



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