



**Connells**

Buckingham Drive  
High Wycombe



# Buckingham Drive High Wycombe HP13 7XS

for sale offers in excess of  
**£225,000**



## Property Description

This well-presented first floor maisonette is offered to the market with no onward chain and benefits from 86 years remaining on the lease. Accessed via a private entrance, the property opens into a welcoming hallway with useful storage space and stairs leading to the first floor.

The accommodation comprises a spacious living room, featuring a charming brick fireplace and a bay window that allows plenty of natural light to fill the room. The dual aspect kitchen is partly tiled and fitted with a range of wall and base units, providing ample storage and workspace, along with space for essential white goods. There are two bedrooms, one of which includes built-in storage, and a bathroom fitted with a bathtub, WC, and wash hand basin.

Externally, the property enjoys access to a rear garden, perfect for outdoor relaxation, and there is on-street parking available nearby.

Situated on the east side of High Wycombe, the maisonette offers easy access to the A40, making it ideal for commuters. Local amenities are within a short walking distance, while the town centre, located approximately two miles away, provides a wider range of facilities including a mainline train station, supermarkets, and a shopping centre.

## Entrance Hall

6' 2" max x 8' 8" max (1.88m max x 2.64m max)

## Living Room

16' 5" max x 15' 2" max (5.00m max x 4.62m max)

## Kitchen

11' 8" max x 9' 2" max (3.56m max x 2.79m max)

## Bedroom One

12' max x 10' 5" max (3.66m max x 3.17m max)

## Bedroom Two

9' 9" max x 10' 8" max (2.97m max x 3.25m max)

## Bathroom

5' 6" max x 6' 2" max (1.68m max x 1.88m 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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01494 534 822**  
**E [highwycombe@connells.co.uk](mailto:highwycombe@connells.co.uk)**

1-3 Queen Victoria Road  
 HIGH WYCOMBE HP11 1BA

EPC Rating: D Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WYC313232](http://connells.co.uk/Property/WYC313232)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: WYC313232 - 0007

