



Connells

Amersham Road
High Wycombe

Amersham Road
High Wycombe HP13 5AD

for sale
£340,000



Property Description

Situated within walking distance of the prestigious Royal Grammar School, this well-presented mid-terrace house offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Offered with no onward chain, the property blends character features with practical living spaces.

Inside, the front door opens into a welcoming living room with a bay window that floods the space with natural light, and a feature fireplace that adds warmth and charm. A door leads through to the dining room, which also features a fireplace, rear aspect window, and staircase to the first floor.

The kitchen is fitted with a range of wall and base units, integrated appliances, and provides direct access to the rear garden.

Upstairs, there are two spacious double bedrooms, both with feature fireplaces. The main bedroom benefits from built-in storage. The family bathroom is generously sized and includes a bathtub, WC, wash hand basin, and a separate shower cubicle.

Externally, the property offers driveway parking for one car at the front. To the rear, a fully enclosed garden features a paved seating area, a well-maintained lawn, and is bordered by mature trees and shrubs—perfect for relaxing or entertaining.

This delightful home is ideally located for access to local amenities, excellent schools, and transport links, making it a superb choice for comfortable and convenient living.

Living Room

10' 7" max x 12' 5" max (3.23m max x 3.78m max)

Dining Room

12' 5" max x 10' 5" max (3.78m max x 3.17m max)

Kitchen

6' 9" max x 8' 3" max (2.06m max x 2.51m max)

Bedroom One

10' 8" max x 9' 6" max (3.25m max x 2.90m max)

Bedroom Two

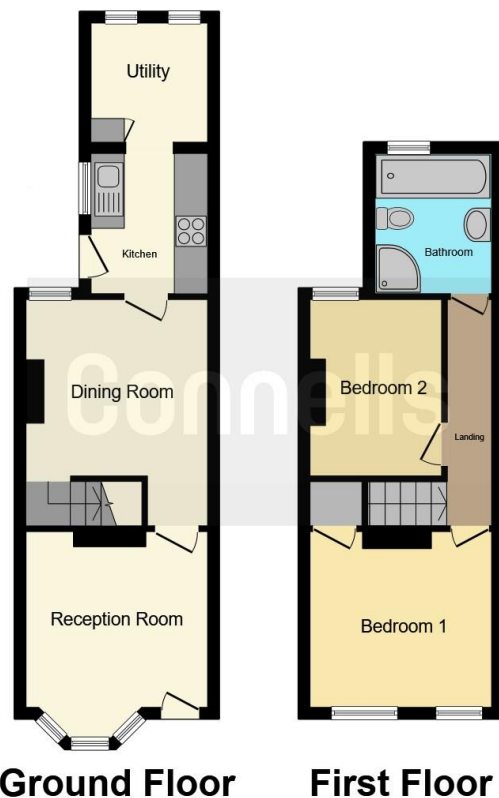
10' 6" max x 7' 10" max (3.20m max x 2.39m max)

Bathroom

7' 1" max x 8' 5" max (2.16m max x 2.57m 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

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EPC Rating: D Council Tax
 Band: C

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Tenure: Freehold



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